

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 28 Luntar Road, Oakleigh South Vic 3167
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,239,000 Property Type House Suburb Oakleigh South
Period - From 13/02/2025 to 12/02/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	2 Alvina St OAKLEIGH SOUTH 3167	\$1,140,000	08/10/2025
2	10 Loreen St OAKLEIGH SOUTH 3167	\$1,315,000	29/11/2025
3	15 Druitt St OAKLEIGH SOUTH 3167	\$1,080,000	17/10/2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/02/2026 16:22

**Property Type:**

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

13/02/2025 - 12/02/2026: \$1,239,000

Comparable Properties

2 Alvina St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

Price: \$1,140,000**Method:****Date:** 08/10/2025**Property Type:** House**10 Loreen St OAKLEIGH SOUTH 3167 (REI/VG)**

Agent Comments

Price: \$1,315,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 573 sqm approx**15 Druitt St OAKLEIGH SOUTH 3167 (REI/VG)**

Agent Comments

Price: \$1,080,000**Method:** Sold Before Auction**Date:** 17/10/2025**Property Type:** House (Res)**Land Size:** 543 sqm approx**Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222**