

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
Including suburb and
postcode

28 Luntar Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,245,250 Property Type House Suburb Oakleigh South

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	6 Caramar Dr OAKLEIGH SOUTH 3167	\$1,039,000	06/12/2025
2	23 Norwood St OAKLEIGH SOUTH 3167	\$1,085,000	25/10/2025
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:

06/03/2026 17:08



Property Type:

Agent Comments

Comparable Properties



6 Caramar Dr OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$1,039,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 593 sqm approx



23 Norwood St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$1,085,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House

Land Size: 534 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

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