

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

11 Abercrombie Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$1,070,000

&

\$1,177,000

Median sale price

Median price \$1,228,750

Property Type House

Suburb Oakleigh South

Period - From 01/07/2025

to

30/06/2026

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	7 Monterey Ct OAKLEIGH SOUTH 3167	\$1,014,000	15/08/2026
2	14 Golf Rd OAKLEIGH SOUTH 3167	\$1,295,000	20/06/2026
3	45 Bourke Rd OAKLEIGH SOUTH 3167	\$1,180,000	26/04/2026

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:

24/09/2026 10:35



Property Type: House (Res)
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
\$1,070,000 - \$1,177,000
Median House Price
Year ending June 2026: \$1,228,750

Comparable Properties



7 Monterey Ct OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,014,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)

14 Golf Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,295,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)



45 Bourke Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 26/04/2026
Property Type: House (Res)
Land Size: 531 sqm approx

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