

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

2/131 Huntingdale Road, Oakleigh VIC 3166

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Oakleigh

Period - From

14/11/2024

to

13/05/2025

Source

core_logic

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

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.

Address of comparable property	Price	Date of sale
3/2 Moorong Street Chadstone VIC 3148	\$846,000	29/03/2025
2/46 Capon Street Malvern East VIC 3145	\$858,888	02/12/2024

This Statement of Information was prepared on:

14/05/2025