

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

98 Atkinson Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$2,950,000

&

\$3,200,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Oakleigh

Period - From 01/04/2024

to 31/03/2025

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 | 53 Aikman Cr CHADSTONE 3148 | \$2,968,000 | 09/04/2025 |
| 2 | | | |
| 3 | | | |

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:

20/06/2025 11:18



 4  2  2

Rooms: 8
Property Type: House
Land Size: 1156 sqm approx
Agent Comments

Indicative Selling Price
\$2,950,000 - \$3,200,000
Median House Price
Year ending March 2025: \$1,325,000

Comparable Properties



53 Aikman Cr CHADSTONE 3148 (REI)

Agent Comments

 5  4  3

Price: \$2,968,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 791 sqm approx

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.