

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

111/19-21 HANOVER STREET OAKLEIGH VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

1/13 LOGIE STREET OAKLEIGH VIC 3166	\$345,000	19-Dec-24
312/19-21 HANOVER STREET OAKLEIGH VIC 3166	\$368,000	01-Mar-25

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 6 months.

This Statement of Information was prepared on: 07 November 2025



1/13 LOGIE STREET OAKLEIGH VIC 3166

Sold Price

\$345,000

Sold Date

19-Dec-24



1



1



1

Distance

0.76km



312/19-21 HANOVER STREET OAKLEIGH VIC 3166

Sold Price

\$368,000

Sold Date

01-Mar-25



1



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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