

# 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

48 Berkeley Street, Huntingdale Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,261,500 Property Type House Suburb Huntingdale

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	1755 Dandenong Rd OAKLEIGH EAST 3166	\$1,140,000	18/02/2026
2	23 Surrey Cr OAKLEIGH EAST 3166	\$1,085,000	06/12/2025
3	151 Huntingdale Rd OAKLEIGH EAST 3166	\$1,090,000	18/10/2025

**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:

07/04/2026 10:17



 3  1  2

**Property Type:** House  
**Land Size:** 604 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 Year ending December 2025: \$1,261,500

## Comparable Properties



**1755 Dandenong Rd OAKLEIGH EAST 3166 (REI)**

 2  1  2

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 18/02/2026  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx

Agent Comments

On main road, larger block on land



**23 Surrey Cr OAKLEIGH EAST 3166 (REI)**

 3  1  2

**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)

Agent Comments

Irregular block but slightly larger



**151 Huntingdale Rd OAKLEIGH EAST 3166 (REI/VG)**

 3  2  2

**Price:** \$1,090,000  
**Method:** Sold Before Auction  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx

Agent Comments

On main road, similar home internally

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