

## 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

5 WARRINER COURT OAKLEIGH EAST VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,165,000

Property type

House

Suburb

Oakleigh East

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

|   |             |           |
|---|-------------|-----------|
| 38 HIGHLAND AVENUE OAKLEIGH EAST VIC 3166 | \$1,250,000 | 08-Feb-25 |
| 11 TURNBULL AVENUE OAKLEIGH EAST VIC 3166 | \$1,225,000 | 07-Nov-24 |
| 22 LEUMEAR STREET OAKLEIGH EAST VIC 3166  | \$1,150,000 | 10-Nov-24 |

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: 27 February 2025

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**38 HIGHLAND AVENUE OAKLEIGH  
EAST VIC 3166**3  1  1 

Sold Price

<sup>RS</sup>**\$1,250,000**

Sold Date

**08-Feb-25**

Distance

**0.64km****11 TURNBULL AVENUE OAKLEIGH  
EAST VIC 3166**3  2  1 

Sold Price

**\$1,225,000**

Sold Date

**07-Nov-24**

Distance

**0.69km****22 LEUMEAR STREET OAKLEIGH  
EAST VIC 3166**3  -  - 

Sold Price

**\$1,150,000**

Sold Date

**10-Nov-24**

Distance

**0.76km**

RS = Recent sale

UN = Undisclosed Sale

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