

## 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

1/312 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167

### 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

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,213,500

Property type

House

Suburb

Oakleigh South

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

4/697 WARRIGAL ROAD BENTLEIGH EAST VIC 3165	\$595,000	31-Aug-24
5/689 WARRIGAL ROAD BENTLEIGH EAST VIC 3165	\$622,500	25-Aug-24
2/292 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167	\$770,000	26-Oct-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: 03 February 2025

T. G. Newton Melbourne

M 0395688000

E melbourne@tgnewton.com.au



**4/697 WARRIGAL ROAD  
BENTLEIGH EAST VIC 3165**

2 1 -

Sold Price **\$595,000** Sold Date **31-Aug-24**

Distance **0.06km**



**5/689 WARRIGAL ROAD  
BENTLEIGH EAST VIC 3165**

2 1 2

Sold Price **\$622,500** Sold Date **25-Aug-24**

Distance **0.13km**



**2/292 WARRIGAL ROAD  
OAKLEIGH SOUTH VIC 3167**

2 1 1

Sold Price **\$770,000** Sold Date **26-Oct-24**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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