

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 266 WARRIGAL ROAD, OAKLEIGH SOUTH, VIC 3167

Indicative selling price

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

Single price

or range between

\$1,300,000

&

\$1,350,000

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

OAKLEIGH SOUTH

Period - From

February 2024

to

January 2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

7 THANA STREET BENTLEIGH EAST VIC 3165

\$1,380,000

05/11/2024

1/24 MONASH STREET BENTLEIGH EAST VIC 3165

\$1,272,000

23/10/2024

62 PALOMA STREET BENTLEIGH EAST VIC 3165

\$1,351,000

05/10/2024

This Statement of Information was prepared on: 6/03/2025