

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

1/218 Warrigal Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Oakleigh South

Period - From

01/04/2025

to

30/06/2025

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	5/14-18 Hotham St HUGHESDALE 3166	\$774,000	30/08/2025
2	3/11 Reid St OAKLEIGH SOUTH 3167	\$746,000	16/08/2025
3	1/103 Willesden Rd HUGHESDALE 3166	\$810,000	26/07/2025

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:

16/09/2025 12:33

1/218 Warrigal Road, Oakleigh South Vic 3167

JellisCraig

Jack Liu
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Indicative Selling Price
\$750,000 - \$820,000
Median Unit Price
June quarter 2025: \$805,000



2 1 2

Property Type: Townhouse

Comparable Properties



5/14-18 Hotham St HUGHESDALE 3166 (REI)

Agent Comments

2 1 1

Price: \$774,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit



3/11 Reid St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

2 1 1

Price: \$746,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit



1/103 Willesden Rd HUGHESDALE 3166 (REI)

Agent Comments

2 1 1

Price: \$810,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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