

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 (*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

\$799,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 May 2024

to

30 Apr 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

1/644 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167	\$620,000	05-May-25
2/216 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167	\$719,000	07-Dec-24
2/3 GOLF ROAD OAKLEIGH SOUTH VIC 3167	\$660,000	06-Feb-25

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: 13 May 2025

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**1/644 WARRIGAL ROAD
 OAKLEIGH SOUTH VIC 3167**

2 1 1

Sold Price

^{RS} **\$620,000**

Sold Date **05-May-25**

Distance **0.87km**



**2/216 WARRIGAL ROAD OAKLEIGH
 SOUTH VIC 3167**

2 1 1

Sold Price

\$719,000

Sold Date **07-Dec-24**

Distance **0.9km**



**2/3 GOLF ROAD OAKLEIGH SOUTH
 VIC 3167**

2 1 1

Sold Price

\$660,000

Sold Date **06-Feb-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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