

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

3/26 GOLF LINKS AVENUE OAKLEIGH VIC 3166

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Oakleigh

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

2/11 REID STREET OAKLEIGH SOUTH VIC 3167

\$653,000

12-Nov-24

1/8 STATE STREET OAKLEIGH EAST VIC 3166

\$670,000

25-Nov-24

10/110 ATHERTON ROAD OAKLEIGH VIC 3166

\$595,000

07-Mar-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: 07 May 2025

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**2/11 REID STREET OAKLEIGH
SOUTH VIC 3167**

 2  1  1

Sold Price **\$653,000** Sold Date **12-Nov-24**

Distance **0.67km**

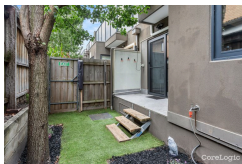


**1/8 STATE STREET OAKLEIGH
EAST VIC 3166**

 2  1  1

Sold Price **\$670,000** Sold Date **25-Nov-24**

Distance **1.51km**



**10/110 ATHERTON ROAD
OAKLEIGH VIC 3166**

 2  1  1

Sold Price **\$595,000** Sold Date **07-Mar-25**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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