

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

4/8 ALBERT 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jun 2024

to

31 May 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

8/23-27 SWINDON ROAD HUGHESDALE VIC 3166	\$670,000	16-Apr-25
3/26 GOLF LINKS AVENUE OAKLEIGH VIC 3166	\$640,000	31-May-25
4/25 PADDINGTON ROAD HUGHESDALE VIC 3166	\$700,000	04-Jun-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: 11 June 2025

Gareth Apswoude

M 0408659045

E gareth.a@obrienrealestate.com.au



**8/23-27 SWINDON ROAD
HUGHESDALE VIC 3166**

 2  1  1

Sold Price **\$670,000** Sold Date **16-Apr-25**

Distance **0.69km**



**3/26 GOLF LINKS AVENUE
OAKLEIGH VIC 3166**

 2  1  1

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **31-May-25**

Distance **0.94km**



**4/25 PADDINGTON ROAD
HUGHESDALE VIC 3166**

 2  1  1

Sold Price ^{RS} **\$700,000** Sold Date **04-Jun-25**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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