

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 WILLGILSON COURT 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

\$1,080,000

&

\$1,188,000

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

4/13 HEATH AVENUE OAKLEIGH VIC 3166

\$1,090,000

25-Feb-25

2/5 WINIFRED STREET OAKLEIGH VIC 3166

\$1,050,000

29-Nov-24

2/77 BURLINGTON STREET OAKLEIGH VIC 3166

\$1,108,000

19-Oct-24

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: 19 May 2025



**4/13 HEATH AVENUE OAKLEIGH
VIC 3166**

 3  2  2

Sold Price **\$1,090,000** Sold Date **25-Feb-25**

Distance **0.69km**



**2/5 WINIFRED STREET OAKLEIGH
VIC 3166**

 3  2  2

Sold Price **\$1,050,000** Sold Date **29-Nov-24**

Distance **1.49km**



**2/77 BURLINGTON STREET
OAKLEIGH VIC 3166**

 3  2  1

Sold Price **\$1,108,000** Sold Date **19-Oct-24**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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