

## 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 MEAD COURT OAKLEIGH VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Oakleigh

Period-from

01 Jul 2024

to

30 Jun 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

1/739 WARRIGAL ROAD BENTLEIGH EAST VIC 3165	\$801,000	15-Feb-25
5/1250-1252 NORTH ROAD OAKLEIGH SOUTH VIC 3167	\$815,000	31-May-25
8/126 ATHERTON ROAD OAKLEIGH VIC 3166	\$802,000	14-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: 07 July 2025

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**1/739 WARRIGAL ROAD  
BENTLEIGH EAST VIC 3165**
 3    2    1

Sold Price

**\$801,000**

Sold Date

**15-Feb-25**

Distance

**1.14km**

**5/1250-1252 NORTH ROAD  
OAKLEIGH SOUTH VIC 3167**
 2    1    1

Sold Price

<sup>RS</sup> **\$815,000**

Sold Date

**31-May-25**

Distance

**0.64km**

**8/126 ATHERTON ROAD  
OAKLEIGH VIC 3166**
 3    1    2

Sold Price

<sup>RS</sup> **\$802,000**

Sold Date

**14-Jun-25**

Distance

**0.86km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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