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 Washington Drive, Oakleigh South VIC 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $900,000 & $990,000

Median sale price

Median price $1,195,000 Property Type House Suburb Oakleigh South

Period - From 07/10/2024 to 06/04/2025 Source core_logic

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8 Montrose Street Oakleigh South VIC 3167	$1,005,000	19/03/2025
19 Old Dandenong Road Oakleigh South VIC 3167	$965,000	07/02/2025
19 Emerald Street Oakleigh South VIC 3167	$995,000	26/11/2024

This Statement of Information was prepared on: 07/04/2025