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	1/644 Warrigal Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between $530,000 & $580,000

Median sale price

Median price $870,000 Property Type Unit Suburb Oakleigh South

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	6/927A Centre Rd BENTLEIGH EAST 3165	$619,000	19/12/2024
2	3/16 Argyle St BENTLEIGH EAST 3165	$610,000	29/11/2024
3			

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 six months.

This Statement of Information was prepared on: 23/04/2025 15:35

1/644 Warrigal Road, Oakleigh South Vic 3167

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2 1 1

Property Type: Unit

Indicative Selling Price
$530,000 - $580,000
Median Unit Price
March quarter 2025: $870,000

Comparable Properties



6/927A Centre Rd BENTLEIGH EAST 3165 (REI/VG)

2 1 2

Price: $619,000
Method: Private Sale
Date: 19/12/2024
Property Type: Unit

Agent Comments



3/16 Argyle St BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $610,000
Method: Auction Sale
Date: 29/11/2024
Property Type: Unit

Agent Comments

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 six months.

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