

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

1/16 Winifred Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

Median price \$1,280,500 Property Type House Suburb Oakleigh

Period - From 01/07/2024 to 30/06/2025 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	1/18 Dublin St OAKLEIGH EAST 3166	\$830,000	04/07/2025
2	16/32 Adrian St CHADSTONE 3148	\$920,000	14/06/2025
3	3/17 Hillcrest Av CHADSTONE 3148	\$938,000	24/05/2025

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:

08/08/2025 09:40



 3
  2
  2

Rooms: 5
Property Type: Unit
Land Size: 276 sqm approx
Agent Comments

Indicative Selling Price

\$830,000 - \$890,000

Median House Price

Year ending June 2025: \$1,280,500

Comparable Properties



1/18 Dublin St OAKLEIGH EAST 3166 (REI)

Agent Comments

 3
  1
  2

Price: \$830,000
Method: Private Sale
Date: 04/07/2025
Property Type: Unit
Land Size: 372 sqm approx

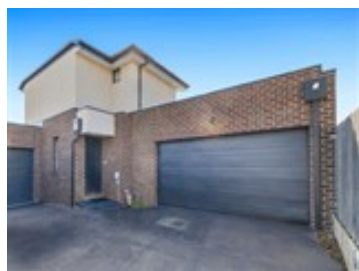


16/32 Adrian St CHADSTONE 3148 (REI)

Agent Comments

 3
  2
  2

Price: \$920,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)



3/17 Hillcrest Av CHADSTONE 3148 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$938,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036



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