

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

4/201 Huntingdale Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$582,500

Property Type Unit

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	2/1 Leroux St OAKLEIGH 3166	\$663,000	12/07/2025
2	15/19 Nonna St OAKLEIGH EAST 3166	\$570,000	16/04/2025
3	30/2a Inga St OAKLEIGH EAST 3166	\$653,000	08/04/2025

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:

07/08/2025 11:03



 3  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median Unit Price

Year ending June 2025: \$582,500

Comparable Properties



2/1 Leroux St OAKLEIGH 3166 (REI)

 2  1  1

Price: \$663,000

Method: Auction Sale

Date: 12/07/2025

Property Type: Unit

Agent Comments

Superior location and updated property, inferior size



15/19 Nonna St OAKLEIGH EAST 3166 (REI/VG)

 2  1  1

Price: \$570,000

Method: Auction Sale

Date: 16/04/2025

Property Type: Unit

Agent Comments

Superior location, inferior size



30/2a Inga St OAKLEIGH EAST 3166 (REI/VG)

 3  2  1

Price: \$653,000

Method: Private Sale

Date: 08/04/2025

Property Type: Unit

Agent Comments

Larger group, updated property, inferior size

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