

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

4/8 Willgilson Court, Oakleigh VIC 3166

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Oakleigh

Period - From

01/02/2025

to

31/07/2025

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
2/1 Bletchley Road Hughesdale VIC 3166	\$948,500	26/07/2025
3/7 Bletchley Road Hughesdale VIC 3166	\$965,000	07/05/2025
2/52 Willesden Road Hughesdale VIC 3166	\$962,000	16/04/2025

This Statement of Information was prepared on:

01/08/2025