

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

1/180a Warrigal Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Oakleigh

Period - From 07/09/2025 to 06/09/2026 Source Property Data

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	1126a North Rd BENTLEIGH EAST 3165	\$351,000	03/07/2026
2	1/785 Warrigal Rd BENTLEIGH EAST 3165	\$387,000	29/04/2026
3	13/804 Warrigal Rd MALVERN EAST 3145	\$390,000	10/03/2026

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:

07/09/2026 11:13



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

07/09/2025 - 06/09/2026: \$520,000

Comparable Properties



1126a North Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 1  1  2

Price: \$351,000

Method: Private Sale

Date: 03/07/2026

Property Type: Unit



1/785 Warrigal Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$387,000

Method: Private Sale

Date: 29/04/2026

Property Type: Apartment



13/804 Warrigal Rd MALVERN EAST 3145 (VG)

Agent Comments

 2  -  -

Price: \$390,000

Method: Sale

Date: 10/03/2026

Property Type: Strata Unit/Flat

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036