

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

19 WINIFRED STREET OAKLEIGH VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,305,500

Property type

House

Suburb

Oakleigh

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

20 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	\$1,300,000	14-Mar-25
6 OAKLEIGH STREET OAKLEIGH EAST VIC 3166	\$1,385,000	15-Mar-25
18 JOHN STREET OAKLEIGH VIC 3166	\$1,400,000	15-Mar-25

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 6 months.

This Statement of Information was prepared on: 28 May 2025

	20 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	Sold Price \$1,300,000 Sold Date 14-Mar-25
6 3 2	Distance 0.1km	
	6 OAKLEIGH STREET OAKLEIGH EAST VIC 3166	Sold Price \$1,385,000 Sold Date 15-Mar-25
3 1 2	Distance 0.59km	
	18 JOHN STREET OAKLEIGH VIC 3166	Sold Price ^{RS} \$1,400,000 ^{UN} Sold Date 15-Mar-25
3 1 -	Distance 0.7km	

RS = Recent sale

UN = Undisclosed Sale

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