

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

2/18 Acacia Avenue, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$920,000 Property Type Unit Suburb Oakleigh South

Period - From 01/10/2025 to 31/12/2025 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	1/28 William St OAKLEIGH 3166	\$990,000	22/11/2025
2	12/6 Willgilson Ct OAKLEIGH 3166	\$950,000	11/10/2025
3	15 Mcbean St CLAYTON 3168	\$903,000	13/09/2025

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:

04/03/2026 13:58



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2025: \$920,000

Comparable Properties



1/28 William St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  3  2

Price: \$990,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Single)



12/6 Willgilson Ct OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)



15 Mcbean St CLAYTON 3168 (REI/VG)

Agent Comments

 3  2  2

Price: \$903,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)

Land Size: 168 sqm approx

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