

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

8/126 Atherton Road, Oakleigh Vic 3166

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Oakleigh

Period - From

19/05/2024

to

18/05/2025

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	5/33-35 Golf Links Av OAKLEIGH 3166	\$710,000	05/04/2025
2	4/48 Barkly St HUGHESDALE 3166	\$780,000	28/02/2025
3	2/12 Macrina St OAKLEIGH EAST 3166	\$712,000	24/12/2024

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:

19/05/2025 17:21



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
19/05/2024 - 18/05/2025: \$575,000

Comparable Properties



5/33-35 Golf Links Av OAKLEIGH 3166 (REI)

Agent Comments

 2  1  1

Price: \$710,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: Unit



4/48 Barkly St HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  1  2

Price: \$780,000
Method: Sold Before Auction
Date: 28/02/2025
Property Type: Unit



2/12 Macrina St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

 3  2  2

Price: \$712,000
Method: Private Sale
Date: 24/12/2024
Property Type: Unit
Land Size: 231 sqm approx

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