

## 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 MOUNTBATTEN COURT OAKLEIGH EAST VIC 3166

### Indicative selling price

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

Single Price

\$1,150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Oakleigh East

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

6 TURNBULL AVENUE OAKLEIGH EAST VIC 3166	\$1,331,000	05-Apr-25
553 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$1,225,000	31-Mar-25
38 HIGHLAND AVENUE OAKLEIGH EAST VIC 3166	\$1,250,000	08-Feb-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.~~

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## 6 TURNBULL AVENUE OAKLEIGH EAST VIC 3166

3 1 1

Sold Price

<sup>RS</sup>

**\$1,331,000**

Sold Date

**05-Apr-25**

Distance

**0.32km**



## 553 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149

3 1 1

Sold Price

**\$1,225,000**

Sold Date

**31-Mar-25**

Distance

**0.41km**



## 38 HIGHLAND AVENUE OAKLEIGH EAST VIC 3166

3 1 1

Sold Price

**\$1,250,000**

Sold Date

**08-Feb-25**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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