

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

805 Warrigal Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,351,500

Property Type House

Suburb Oakleigh

Period - From 17/09/2025

to

16/09/2026

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	1296 Dandenong Rd MURRUMBEENA 3163	\$1,190,000	22/08/2026
2	271 Poath Rd MURRUMBEENA 3163	\$1,200,000	27/06/2026
3	191 Huntingdale Rd OAKLEIGH 3166	\$1,245,000	28/03/2026

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:

17/09/2026 09:19



 4  3  2

Rooms: 7

Property Type: House

Land Size: 578 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

17/09/2025 - 16/09/2026: \$1,351,500

Comparable Properties



1296 Dandenong Rd MURRUMBEENA 3163 (REI)

 4  1  2

Price: \$1,190,000

Method: Auction Sale

Date: 22/08/2026

Property Type: House (Res)

Agent Comments

Inferior house quality and internal size



271 Poath Rd MURRUMBEENA 3163 (REI)

 3  1  1

Price: \$1,200,000

Method: Private Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 571 sqm approx

Agent Comments

Larger land package and a character home



191 Huntingdale Rd OAKLEIGH 3166 (REI)

 3  2  3

Price: \$1,245,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 544 sqm approx

Agent Comments

Larger land and superior location

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