

## 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

4/8 ALBERT AVENUE OAKLEIGH 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

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jun 2024

to

31 May 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 8/23-27 SWINDON ROAD HUGHESDALE VIC 3166 | \$670,000 | 16-Apr-25 |
| 3/26 GOLF LINKS AVENUE OAKLEIGH VIC 3166 | \$640,000 | 31-May-25 |
| 4/25 PADDINGTON ROAD HUGHESDALE VIC 3166 | \$700,000 | 04-Jun-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: 11 June 2025

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**8/23-27 SWINDON ROAD  
HUGHESDALE VIC 3166**

 2  1  1

Sold Price **\$670,000** Sold Date **16-Apr-25**

Distance **0.69km**



**3/26 GOLF LINKS AVENUE  
OAKLEIGH VIC 3166**

 2  1  1

Sold Price <sup>RS</sup> **\$640,000** <sup>UN</sup> Sold Date **31-May-25**

Distance **0.94km**



**4/25 PADDINGTON ROAD  
HUGHESDALE VIC 3166**

 2  1  1

Sold Price <sup>RS</sup> **\$700,000** Sold Date **04-Jun-25**

Distance **0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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