

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

1/7 HOLLAND COURT OAKLEIGH VIC 3166

Indicative selling price

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

Single Price

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,337,500

Property type

House

Suburb

Oakleigh

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

12/6 WILLGILSON COURT OAKLEIGH VIC 3166	\$950,000	11-Oct-25
1/16 WINIFRED STREET OAKLEIGH VIC 3166	\$960,000	30-Aug-25
3/13 STATE STREET OAKLEIGH EAST VIC 3166	\$895,000	07-Jan-26

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: 19 January 2026


**12/6 WILLGILSON COURT
OAKLEIGH VIC 3166**
 1
  2
  2

 Sold Price **\$950,000** Sold Date **11-Oct-25**

 Distance **0.69km**

**1/16 WINIFRED STREET OAKLEIGH
VIC 3166**
 3
  2
  1

 Sold Price **\$960,000** Sold Date **30-Aug-25**

 Distance **0.75km**

**3/13 STATE STREET OAKLEIGH
EAST VIC 3166**
 3
  2
  2

 Sold Price ^{RS} **\$895,000** Sold Date **07-Jan-26**

 Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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