

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

2/38 Andrew Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,050,000

Property Type Townhouse

Suburb Oakleigh

Period - From 31/10/2024

to

30/10/2025

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	28c Devoy St OAKLEIGH SOUTH 3167	\$1,346,000	06/09/2025
2	1/75 Macrina St OAKLEIGH EAST 3166	\$1,420,000	16/08/2025
3	1/83 Kennedy St BENTLEIGH EAST 3165	\$1,370,000	21/05/2025

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:

31/10/2025 12:13