

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

2/41 Andrew Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,090,000 Property Type Townhouse Suburb Oakleigh

Period - From 06/02/2025 to 05/02/2026 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	2/17 Fenton St HUNTINGDALE 3166	\$1,280,000	30/11/2025
2	2/38 Andrew St OAKLEIGH 3166	\$1,370,000	29/11/2025
3	2/20 Grandview Gr OAKLEIGH 3166	\$1,330,000	06/11/2025

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:

06/02/2026 08:15

**Property Type:**

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

06/02/2025 - 05/02/2026: \$1,090,000

Comparable Properties

**2/17 Fenton St HUNTINGDALE 3166 (REI)**

Agent Comments

Price: \$1,280,000**Method:** Auction Sale**Date:** 30/11/2025**Property Type:** Townhouse (Single)**2/38 Andrew St OAKLEIGH 3166 (REI)**

Agent Comments

Price: \$1,370,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** Townhouse (Res)**2/20 Grandview Gr OAKLEIGH 3166 (REI/VG)**

Agent Comments

Price: \$1,330,000**Method:** Sold Before Auction**Date:** 06/11/2025**Property Type:** Townhouse (Res)

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