

# 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

49 Burlington Street, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,410,000 Property Type House Suburb Oakleigh

Period - From 26/03/2025 to 25/03/2026 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	130 Drummond St OAKLEIGH 3166	\$1,290,000	28/02/2026
2	17 Princess St OAKLEIGH 3166	\$1,090,000	12/12/2025
3			

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: 26/03/2026 12:47



 2   
  2   
  2

**Property Type:** House  
**Land Size:** 424 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 26/03/2025 - 25/03/2026: \$1,410,000

## Comparable Properties



130 Drummond St OAKLEIGH 3166 (REI)

Agent Comments

 3   
  1   
  2

**Price:** \$1,290,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 501 sqm approx



17 Princess St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3   
  1   
  2

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 12/12/2025  
**Property Type:** House (Res)  
**Land Size:** 469 sqm approx

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.

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