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	8/45 Railway Avenue, Oakleigh, Vic 3166

Indicative selling price

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

Single price	$370,000

Median sale price

Median price	$575,000	Property type	*Unit*	Suburb	Oakleigh

Period - From	01/08/2025	to	31/07/2026	Source	PropTrack

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
29/1554-1556 Dandenong Road, Huntingdale, VIC 3166	$440,000	19/06/2026
17/1650-1656 Dandenong Road, Oakleigh East, VIC 3166	$420,000	05/04/2026
15/1 Heath Avenue, Oakleigh, VIC 3166	$420,000	27/03/2026

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: 26/08/2026