

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

4/6 Albert Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$686,500 Property Type Unit Suburb Oakleigh

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	2/23-27 Swindon Rd HUGHESDALE 3166	\$688,000	30/05/2026
2	2/1 Inga St OAKLEIGH EAST 3166	\$685,000	16/05/2026
3	2/24 Pell St BENTLEIGH EAST 3165	\$606,000	11/05/2026

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:

04/06/2026 13:29



Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending March 2026: \$686,500

Comparable Properties



2/23-27 Swindon Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$688,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit



2/1 Inga St OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Unit



2/24 Pell St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$606,000
Method: Private Sale
Date: 11/05/2026
Property Type: Unit

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