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: 2/33 Young Street, Oakleigh Vic 3166

Indicative selling price

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

Range between $830,000 & $890,000

Median sale price

Median price $1,090,100 Property Type Townhouse Suburb Oakleigh

Period - From 29/06/2025 to 28/06/2026 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	2/10 Tudor St BENTLEIGH EAST 3165	$890,000	13/06/2026
2	1/119 Burlington St OAKLEIGH 3166	$872,500	18/04/2026
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: 29/06/2026 16:12

2/33 Young Street, Oakleigh Vic 3166



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$830,000 - $890,000
Median Townhouse Price
29/06/2025 - 28/06/2026: $1,090,100

Comparable Properties



2/10 Tudor St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $890,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Unit

Agent Comments



1/119 Burlington St OAKLEIGH 3166 (REI/VG)

3 1 2

Price: $872,500
Method: Auction Sale
Date: 18/04/2026
Property Type: Unit
Land Size: 285 sqm approx

Agent Comments

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.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222

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