

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

14 Queens Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,400,000

Property Type

House

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	7 Andrew St OAKLEIGH 3166	\$1,420,000	02/05/2026
2	60 Abbeygate St OAKLEIGH 3166	\$1,490,000	16/02/2026
3	35 Bowen St HUGHESDALE 3166	\$1,465,000	02/12/2025

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:

26/05/2026 09:47



Property Type: House

Land Size: 647 sqm approx

Agent Comments

Comparable Properties



7 Andrew St OAKLEIGH 3166 (REI)



Price: \$1,420,000

Method: Private Sale

Date: 02/05/2026

Property Type: House

Agent Comments



60 Abbeygate St OAKLEIGH 3166 (REI/VG)



Price: \$1,490,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 509 sqm approx

Agent Comments

35 Bowen St HUGHESDALE 3166 (VG)



Price: \$1,465,000

Method: Sale

Date: 02/12/2025

Property Type: House (Res)

Land Size: 687 sqm approx

Agent Comments