

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

17/2 Bourke Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$882,500 Property Type Unit Suburb Oakleigh South

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	3/646 Warrigal Rd OAKLEIGH SOUTH 3167	\$652,500	28/03/2026
2	22/36-44 Bourke Rd OAKLEIGH SOUTH 3167	\$650,000	05/01/2026
3	2/189 Elder St.S CLARINDA 3169	\$665,000	12/12/2025

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:

18/05/2026 11:48



2 1 1

Property Type: Unit

Comparable Properties

3/646 Warrigal Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

2 1 1

Price: \$652,500

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit



22/36-44 Bourke Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 05/01/2026

Property Type: Unit



2/189 Elder St.S CLARINDA 3169 (REI)

Agent Comments

2 1 1

Price: \$665,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: Unit