

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Coombs Avenue Oakleigh South, 3167
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Indicative selling price

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

Range between	\$1,250,000 & \$1,350,000
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Median sale price

Median price	\$1,260,000	Property Type	HOUSE	Suburb	OAKLEIGH SOUTH
Period - From	01-Apr-2025	to	31-Mar-2026	Source	PropTrack

Comparable property sales

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 08-Apr-2026 at 9:41:53 AM AEST