

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	27/36-44 Bourke Road Oakleigh South, 3167
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Indicative selling price

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

Single price	\$660,000
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Median sale price

Median price	\$862,500	Property Type	UNIT	Suburb	OAKLEIGH SOUTH
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Period - From	01-Jul-2025	to	30-Jun-2026	Source	Cotality
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Comparable property sales

	Address of comparable property	Price	Date of sale
1	29/36-44 Bourke Road, Oakleigh South	\$650,000	24-Jun-2026
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 13-Jul-2026 at 2:03:20 PM AEST