

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

35 Davey Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Oakleigh

Period - From 22/09/2025

to

21/09/2026

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	7 Westgate St OAKLEIGH 3166	\$1,770,000	25/06/2026
2	33 Tamar Gr OAKLEIGH 3166	\$1,800,000	01/04/2026
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:

22/09/2026 10:21



 4
  2
  4

Property Type: House
Land Size: 539 sqm approx
Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,925,000

Median House Price
 22/09/2025 - 21/09/2026: \$1,350,000

Comparable Properties



7 Westgate St OAKLEIGH 3166 (REI)

Agent Comments

 4
  2
  2

Price: \$1,770,000
Method: Private Sale
Date: 25/06/2026
Property Type: House (Res)
Land Size: 543 sqm approx



33 Tamar Gr OAKLEIGH 3166 (REI)

Agent Comments

 4
  2
  1

Price: \$1,800,000
Method: Sold Before Auction
Date: 01/04/2026
Property Type: House (Res)

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.

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