

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

40 Washington Drive, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,102,500 Property Type House Suburb Oakleigh South

Period - From 01/04/2026 to 30/06/2026 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 Axford Cr OAKLEIGH SOUTH 3167	\$988,000	15/06/2026
2	32 Norwood St OAKLEIGH SOUTH 3167	\$940,000	28/05/2026
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:

09/07/2026 10:37



 3  2  2

Rooms: 7
Property Type: House
Land Size: 523 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2026: \$1,102,500

Comparable Properties



3 Axford Cr OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 3  1  2

Price: \$988,000
Method: Private Sale
Date: 15/06/2026
Property Type: House
Land Size: 542 sqm approx



32 Norwood St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 4  2  2

Price: \$940,000
Method: Sold Before Auction
Date: 28/05/2026
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.