

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

46 Bishop Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,405,000

Property Type House

Suburb Oakleigh

Period - From 27/05/2025

to

26/05/2026

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	33 Tamar Gr OAKLEIGH 3166	\$1,800,000	01/04/2026
2	5 Saxon Ct OAKLEIGH 3166	\$1,967,500	21/03/2026
3	64a Kennedy St BENTLEIGH EAST 3165	\$2,175,000	10/03/2026

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:

27/05/2026 11:00



 4  2  4

Property Type: Land
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,090,000

Median House Price
 27/05/2025 - 26/05/2026: \$1,405,000

Comparable Properties



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)



5 Saxon Ct OAKLEIGH 3166 (REI)

Agent Comments

 5  3  4

Price: \$1,967,500
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 875 sqm approx



64a Kennedy St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  3

Price: \$2,175,000
Method: Private Sale
Date: 10/03/2026
Property Type: Townhouse (Res)
Land Size: 370 sqm approx

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036