

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

47 Queens Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Oakleigh

Period - From 01/04/2025

to 31/03/2026

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	22 William St OAKLEIGH 3166	\$1,350,000	28/02/2026
2	20 Eastgate St OAKLEIGH 3166	\$1,450,000	24/11/2025
3	31A Clyde St OAKLEIGH 3166	\$1,510,000	25/10/2025

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:

10/04/2026 17:19



 3  1  2

Property Type: House
Land Size: 634 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000

Median House Price
 Year ending March 2026: \$1,400,000

Comparable Properties



22 William St OAKLEIGH 3166 (REI)

Agent Comments

 3  1  2

Price: \$1,350,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)



31A Clyde St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,510,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 487 sqm approx

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036