

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

4a Guest Road, 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

\$882,500

Property Type

Unit

Suburb

Oakleigh South

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	3/35 Golf Rd OAKLEIGH SOUTH 3167	\$990,000	28/03/2026
2	2/22 Palmerston Gr OAKLEIGH 3166	\$930,000	17/03/2026
3	1/30 Delia St OAKLEIGH SOUTH 3167	\$980,000	27/01/2026

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:

29/04/2026 17:14



2 2 1

Property Type: Unit
Land Size: 218 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000

Median Unit Price
Year ending March 2026: \$882,500

Comparable Properties



3/35 Golf Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$990,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit



2/22 Palmerston Gr OAKLEIGH 3166 (REI/VG)

Agent Comments

2 1 1

Price: \$930,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: Unit
Land Size: 250 sqm approx



1/30 Delia St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$980,000
Method: Sold Before Auction
Date: 27/01/2026
Property Type: Unit
Land Size: 350 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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