

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

5/2-18 Bourke Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$865,000

Property Type

Unit

Suburb

Oakleigh South

Period - From

27/04/2025

to

26/04/2026

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	22/36-44 Bourke Rd OAKLEIGH SOUTH 3167	\$650,000	05/01/2026
2	2/189 Elder St.S CLARINDA 3169	\$665,000	12/12/2025
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:

27/04/2026 15:00



 2  1  2

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

27/04/2025 - 26/04/2026: \$865,000

Comparable Properties



22/36-44 Bourke Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 2  1  1

Price: \$650,000
Method: Private Sale
Date: 05/01/2026
Property Type: Unit



2/189 Elder St.S CLARINDA 3169 (REI)

Agent Comments

 2  1  1

Price: \$665,000
Method: Sold Before Auction
Date: 12/12/2025
Property Type: Unit

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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