

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	29/36-44 Bourke Road Oakleigh South, 3167
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$600,000 & \$660,000
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### Median sale price

Median price	\$850,000	Property Type	UNIT	Suburb	OAKLEIGH SOUTH
Period - From	01-Mar-2025	to	28-Feb-2026	Source	Cotality

### Comparable property sales

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 Road, Oakleigh South	\$650,000	20-Dec-2025
2	4/10 Coonil Street, Oakleigh South	\$648,000	29-Oct-2025
3	2/189 Elder Street South, Clarinda	\$665,000	07-Dec-2025

This statement of information was prepared on 02-Mar-2026 at 5:03:40 PM AEDT