

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

14 Lincoln Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Oakleigh

Period - From

01/07/2025

to

30/06/2026

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	16 Lincoln Av OAKLEIGH 3166	\$1,560,000	28/03/2026
2	6 Aikman Cr CHADSTONE 3148	\$1,450,000	28/02/2026
3	16 William St OAKLEIGH 3166	\$1,560,000	23/01/2026

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:

15/07/2026 11:31



 4  2  2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending June 2026: \$1,405,000

Comparable Properties



16 Lincoln Av OAKLEIGH 3166 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,560,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 697 sqm approx



6 Aikman Cr CHADSTONE 3148 (REI/VG)

[Agent Comments](#)

 4  2  4

Price: \$1,450,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 838 sqm approx



16 William St OAKLEIGH 3166 (REI/VG)

[Agent Comments](#)

 5  2  2

Price: \$1,560,000

Method: Private Sale

Date: 23/01/2026

Property Type: House

Land Size: 540 sqm approx

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