

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

2/2 Albert Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Oakleigh

Period - From 18/03/2025 to 17/03/2026 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	105/95 Warrigal Rd HUGHESDALE 3166	\$518,000	11/02/2026
2	2/30 Kelly St CHADSTONE 3148	\$560,000	06/11/2025
3	6/110 Atherton Rd OAKLEIGH 3166	\$593,600	30/10/2025

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:

18/03/2026 13:28



 2  1  1

Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median Unit Price
 18/03/2025 - 17/03/2026: \$580,000

Comparable Properties



105/95 Warrigal Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  2  1

Price: \$518,000
Method: Auction Sale
Date: 11/02/2026
Property Type: Apartment



2/30 Kelly St CHADSTONE 3148 (REI/VG)

Agent Comments

 2  1  2

Price: \$560,000
Method: Private Sale
Date: 06/11/2025
Property Type: Unit



6/110 Atherton Rd OAKLEIGH 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$593,600
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment
Land Size: 71 sqm approx

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