

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 36 Andrew Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,425,000 & \$1,475,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Oakleigh

Period - From 01/01/2025 to 31/12/2025 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	23 George St OAKLEIGH 3166	\$1,475,000	20/12/2025
2	33 Andrew St OAKLEIGH 3166	\$1,430,000	28/11/2025
3	7 Earlstown Rd HUGHESDALE 3166	\$1,451,000	25/10/2025

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: 23/03/2026 14:58



 3  1  2

Property Type: House
Land Size: 730 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,425,000 - \$1,475,000
Median House Price
 Year ending December 2025: \$1,400,000

Comparable Properties

23 George St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,475,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 544 sqm approx

33 Andrew St OAKLEIGH 3166 (VG)

Agent Comments

 2  -  -

Price: \$1,430,000
Method: Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 702 sqm approx



7 Earlstown Rd HUGHESDALE 3166 (REI)

Agent Comments

 1  1  1

Price: \$1,451,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House
Land Size: 701 sqm approx

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