Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22/41 Railway Avenue Oakleigh, 3166

Indicative selling price

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

Range between	$250,000 & $275,000

Median sale price

Median price	$560,000	Property Type	UNIT	Suburb	OAKLEIGH
Period - From	01-Oct-2024	to	30-Sep-2025	Source	Cotality

Comparable property sales

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 13-Dec-2025 at 5:50:14 PM AEDT