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	7 Andrew Street, Oakleigh VIC 3166

Indicative selling price

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

Single price $1,450,000

Median sale price

Median price $1,366,250 Property Type House Suburb Oakleigh

Period - From 22/09/2025 to 21/03/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
33 Andrew Street Oakleigh VIC 3166	$1,430,000	28/11/2025
22 William Street Oakleigh VIC 3166	$1,350,000	28/02/2026
20 Eastgate Street Oakleigh VIC 3166	$1,450,000	25/11/2025

This Statement of Information was prepared on: 23/03/2026