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	45 Bourke Road, Oakleigh South VIC 3167

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $1,245,000 Property Type House Suburb Oakleigh South

Period - From 20/10/2025 to 19/04/2026 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
15 Dowling Road Oakleigh South VIC 3167	$1,200,000	18/04/2026
39 Carbine Avenue Clarinda VIC 3169	$1,125,000	21/02/2026
16 Glenelg Drive Clayton South VIC 3169	$1,140,000	11/02/2026

This Statement of Information was prepared on: 20/04/2026