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	14 Queens Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,351,500 Property Type House Suburb Oakleigh

Period - From 01/01/2026 to 31/03/2026 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	26 Voumard St OAKLEIGH SOUTH 3167	$1,115,000	23/05/2026
2	170 Atherton Rd OAKLEIGH 3166	$1,155,500	18/04/2026
3	191 Huntingdale Rd OAKLEIGH 3166	$1,245,000	28/03/2026

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: 02/07/2026 16:20

14 Queens Avenue, Oakleigh Vic 3166

JellisCraig

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2026: $1,351,500



3 1 2

Property Type: House
Land Size: 646 sqm approx

Agent Comments

Comparable Properties



26 Voumard St OAKLEIGH SOUTH 3167 (REI)

3 2 2

Price: $1,115,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



170 Atherton Rd OAKLEIGH 3166 (REI/VG)

3 2 2

Price: $1,155,500
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 466 sqm approx

Agent Comments



191 Huntingdale Rd OAKLEIGH 3166 (REI)

3 2 3

Price: $1,245,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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