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 Westley Street, Oakleigh VIC 3166

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price $1,390,000 Property Type House Suburb Oakleigh

Period - From 25/02/2026 to 24/08/2026 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
31 Bishop Street Oakleigh VIC 3166	$1,115,000	19/07/2026
21 Andrew Street Oakleigh VIC 3166	$1,272,000	23/07/2026
20 Wilson Street Oakleigh VIC 3166	$1,155,000	18/07/2026

This Statement of Information was prepared on: 26/08/2026