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	204/23 Oxford Street, Oakleigh VIC 3166

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $575,444 Property Type Unit Suburb Oakleigh

Period - From 05/11/2024 to 04/05/2025 Source core_logic

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
204/1344 Dandenong Road Hughesdale VIC 3166	$480,000	15/02/2025
102/29-31 Swindon Road Hughesdale VIC 3166	$490,000	17/01/2025
115/6 Dalgety Street Oakleigh VIC 3166	$535,500	11/03/2025

This Statement of Information was prepared on: 05/05/2025