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	22 Sherbrooke Avenue, Oakleigh South VIC 3167

Indicative selling price

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

Single price $1,049,000

Median sale price

Median price $1,186,500 Property Type House Suburb Oakleigh South

Period - From 29/04/2025 to 28/10/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
23 Norwood Street Oakleigh South VIC 3167	$1,085,000	25/10/2025
4 Dalbeattie Drive Clarinda VIC 3169	$1,025,000	13/09/2025

This Statement of Information was prepared on: 29/10/2025