

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

3/4 ALBERT AVENUE OAKLEIGH VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

2/4 ALBERT AVENUE OAKLEIGH VIC 3166	\$540,000	07-Jun-25
12/4 ALBERT AVENUE OAKLEIGH VIC 3166	\$580,000	14-Apr-25

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 6 months.

This Statement of Information was prepared on: 14 July 2025



**2/4 ALBERT AVENUE OAKLEIGH
VIC 3166**

Sold Price

\$540,000

Sold Date

07-Jun-25

2

1

-

Distance

0km



**12/4 ALBERT AVENUE OAKLEIGH
VIC 3166**

Sold Price

\$580,000

Sold Date

14-Apr-25

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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