

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

6/41 Railway Ave, 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 \$199,500

or range between \$

\$

Median sale price

Median price \$380,000

Property type Apartment

Suburb Oakleigh VIC 3166

Period - From

01 Dec
2024

to

30 Nov
2025

Source

REA

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
14/41 Railway Avenue, Oakleigh, Vic 3166	\$190,000	11 Nov 2025
26/41 Railway Avenue, Oakleigh, Vic 3166	\$195,000	21 Jul 2025
16/41 Railway Avenue, Oakleigh, Vic 3166	\$190,000	14 Jan 2025

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: 09/12/2025 13:50