

# 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

24 Turnbull Avenue, Oakleigh East Vic 3166
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,050,000
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 & 

\$1,150,000
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### Median sale price

Median price 

\$1,275,000
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 Property Type 

House
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 Suburb 

Oakleigh East
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Period - From 

01/01/2026
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 to 

31/03/2026
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 Source 

REIV
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### 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
1	1 Strelde n Av OAKLEIGH EAST 3166	\$1,150,000	27/01/2026
2	23 Surrey Cr OAKLEIGH EAST 3166	\$1,085,000	06/12/2025
3	4 Black St OAKLEIGH EAST 3166	\$1,186,000	22/11/2025

**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: 

16/04/2026 12:12
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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
March quarter 2026: \$1,275,000

## Comparable Properties



**1 Strelde Av OAKLEIGH EAST 3166 (REI)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 27/01/2026  
**Property Type:** House (Res)



**23 Surrey Cr OAKLEIGH EAST 3166 (REI)**

Agent Comments



**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)



**4 Black St OAKLEIGH EAST 3166 (REI/VG)**

Agent Comments



**Price:** \$1,186,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx

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