

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

2/1174 NORTH ROAD OAKLEIGH SOUTH VIC 3167

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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

1/24 DELOS STREET OAKLEIGH SOUTH VIC 3167	\$936,000	23-Aug-25
1/13 SALEM AVENUE OAKLEIGH SOUTH VIC 3167	\$965,000	26-Dec-25
1/30 DELIA STREET OAKLEIGH SOUTH VIC 3167	\$980,000	27-Jan-26

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: 02 February 2026



**1/24 DELOS STREET OAKLEIGH
SOUTH VIC 3167**

3 1 1

Sold Price **\$936,000** Sold Date **23-Aug-25**

Distance **1.05km**



**1/13 SALEM AVENUE OAKLEIGH
SOUTH VIC 3167**

3 2 1

Sold Price ^{RS} **\$965,000** ^{UN} Sold Date **26-Dec-25**

Distance **1.66km**



**1/30 DELIA STREET OAKLEIGH
SOUTH VIC 3167**

3 1 2

Sold Price ^{RS} **\$980,000** ^{UN} Sold Date **27-Jan-26**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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