

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
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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



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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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