

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

\$900,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Mar 2025

to

28 Feb 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

22B TAMBET STREET BENTLEIGH EAST VIC 3165	950000	07-Feb-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: 18 March 2026

**22B TAMBET STREET BENTLEIGH
EAST VIC 3165**

Sold Price

^{RS} **950000** Sold Date **07-Feb-26** 3  1  1Distance **1.61km****RS** = Recent sale**UN** = Undisclosed Sale

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