

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

\$920,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 May 2025

to

30 Apr 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

3/35 GOLF ROAD OAKLEIGH SOUTH VIC 3167	\$990,000	28-Mar-26
5/1248 NORTH ROAD OAKLEIGH SOUTH VIC 3167	\$870,000	06-Nov-25
1/101 WILLESDEN ROAD HUGHESDALE VIC 3166	\$900,000	28-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: 04 May 2026


**3/35 GOLF ROAD OAKLEIGH
SOUTH VIC 3167**
 3  1  1

 Sold Price **\$990,000** Sold Date **28-Mar-26**

 Distance **0.32km**

**5/1248 NORTH ROAD OAKLEIGH
SOUTH VIC 3167**
 3  2  1

 Sold Price **\$870,000** Sold Date **06-Nov-25**

 Distance **0.73km**

**1/101 WILLESDEN ROAD
HUGHESDALE VIC 3166**
 3  1  1

 Sold Price **\$900,000** Sold Date **28-Jan-26**

 Distance **1.42km**

**2/22 PALMERSTON GROVE
OAKLEIGH VIC 3166**
 3  1  1

 Sold Price **\$930,000** Sold Date **18-Mar-26**

 Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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