

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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jul 2025

to

30 Jun 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

1/1186 NORTH ROAD OAKLEIGH SOUTH VIC 3167	\$920,000	13-Jul-26
3/9 REID STREET OAKLEIGH SOUTH VIC 3167	\$860,000	23-Apr-26
2/16 CLEEK AVENUE OAKLEIGH SOUTH VIC 3167	\$882,500	26-Jul-25

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: 28 July 2026


**1/1186 NORTH ROAD OAKLEIGH
SOUTH VIC 3167**

 4
  2
  -

Sold Price

^{RS} **\$920,000**

Sold Date

13-Jul-26

Distance

0.12km

**3/9 REID STREET OAKLEIGH
SOUTH VIC 3167**

 2
  2
  2

Sold Price

^{RS} **\$860,000**

Sold Date

23-Apr-26

Distance

0.16km

**2/16 CLEEK AVENUE OAKLEIGH
SOUTH VIC 3167**

 2
  2
  1

Sold Price

\$882,500

Sold Date

26-Jul-25

Distance

0.16km
RS = Recent sale

UN = Undisclosed Sale

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