

# 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

21 Riley Street, Oakleigh South Vic 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Oakleigh South

Period - From 07/04/2025 to 06/04/2026 Source Property Data

### 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 six 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	35 Picadilly St OAKLEIGH SOUTH 3167	\$1,640,000	28/03/2026
2	15 Selworthy Av OAKLEIGH SOUTH 3167	\$1,635,000	20/11/2025
3	20 Murumba Dr OAKLEIGH SOUTH 3167	\$1,590,000	08/11/2025

**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 six months.~~

This Statement of Information was prepared on: 07/04/2026 14:25



 5    2    4

**Property Type:** House (Res)

**Land Size:** 534 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

07/04/2025 - 06/04/2026: \$1,250,000

## Comparable Properties



**35 Picadilly St OAKLEIGH SOUTH 3167 (REI)**

Agent Comments

 4    2    4

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 690 sqm approx



**15 Selworthy Av OAKLEIGH SOUTH 3167 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,635,000

**Method:** Sold Before Auction

**Date:** 20/11/2025

**Property Type:** House (Res)

**Land Size:** 623 sqm approx

**20 Murumba Dr OAKLEIGH SOUTH 3167 (REI/VG)**

Agent Comments

 4    2    3

**Price:** \$1,590,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 589 sqm approx

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