

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

Range between \$1,500,000

&

\$1,630,000

Median sale price

Median price \$1,221,500

Property Type House

Suburb Oakleigh South

Period - From 01/07/2025

to

30/09/2025

Source REIV

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	22 Gadd St OAKLEIGH 3166	\$1,581,000	09/11/2025
2	20 Murumba Dr OAKLEIGH SOUTH 3167	\$1,590,000	08/11/2025
3	36 Pasadena Cr BENTLEIGH EAST 3165	\$1,560,000	29/10/2025

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:

19/11/2025 10:35



 5  2  4

Property Type: House (Res)
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,630,000
Median House Price
September quarter 2025: \$1,221,500

Comparable Properties

22 Gadd St OAKLEIGH 3166 (REI)

Agent Comments

 4  2  4

Price: \$1,581,000
Method: Auction Sale
Date: 09/11/2025
Property Type: House (Res)
Land Size: 700 sqm approx

20 Murumba Dr OAKLEIGH SOUTH 3167 (REI)

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



36 Pasadena Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  3

Price: \$1,560,000
Method: Sold Before Auction
Date: 29/10/2025
Property Type: House (Res)
Land Size: 682 sqm approx

Account - Barry Plant | P: 03 9586 0500