

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 \$1,590,000

&

\$1,690,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Oakleigh South

Period - From 12/12/2024

to

11/12/2025

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	15 Selworthy Av OAKLEIGH SOUTH 3167	\$1,635,000	20/11/2025
2	20 Murumba Dr OAKLEIGH SOUTH 3167	\$1,590,000	08/11/2025
3			

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:

12/12/2025 11:10



 5  2  4

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

Indicative Selling Price
\$1,590,000 - \$1,690,000
Median House Price
12/12/2024 - 11/12/2025: \$1,200,000

Comparable Properties



15 Selworthy Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 4  2  2

Price: \$1,635,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: House (Res)

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

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.