

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

1/1151 NORTH ROAD OAKLEIGH VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,078,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/4 ERIC COURT OAKLEIGH SOUTH VIC 3167	\$1,001,111	03-May-25
1/3 WALLACE AVENUE OAKLEIGH SOUTH VIC 3167	\$998,888	29-Aug-25
3/13 WALLACE AVENUE OAKLEIGH SOUTH VIC 3167	\$1,070,000	29-Mar-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: 19 September 2025


**2/4 ERIC COURT OAKLEIGH
SOUTH VIC 3167**

 4
  2
  2

Sold Price

\$1,001,111 Sold Date **03-May-25**

 Distance **1.06km**

**1/3 WALLACE AVENUE OAKLEIGH
SOUTH VIC 3167**

 4
  3
  2

Sold Price

^{RS} **\$998,888** Sold Date **29-Aug-25**

 Distance **1.61km**

**3/13 WALLACE AVENUE
OAKLEIGH SOUTH VIC 3167**

 4
  3
  1

Sold Price

\$1,070,000 Sold Date **29-Mar-25**

 Distance **1.65km**
RS = Recent sale

UN = Undisclosed Sale

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