

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

15 Druitt Street, Oakleigh South Vic 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,185,000

Property Type

House

Suburb

Oakleigh South

Period - From

15/10/2024

to

14/10/2025

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	19 Dalbeattie Dr CLARINDA 3169	\$840,000	20/06/2025
2	8 Barkers St OAKLEIGH SOUTH 3167	\$850,000	07/06/2025
3	31 Washington Dr OAKLEIGH SOUTH 3167	\$890,000	22/05/2025

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:

15/10/2025 14:20



Peter Liu
0451367278
peter.liu@raywhite.com



3 1 2

Property Type: House
Land Size: 543 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
15/10/2024 - 14/10/2025: \$1,185,000

Comparable Properties

19 Dalbeattie Dr CLARINDA 3169 (VG)

Agent Comments

3 - -

Price: \$840,000
Method: Sale
Date: 20/06/2025
Property Type: House (Res)
Land Size: 532 sqm approx



8 Barkers St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 1

Price: \$850,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 535 sqm approx



31 Washington Dr OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$890,000
Method: Private Sale
Date: 22/05/2025
Property Type: House (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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