

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 Pitt Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$1,120,000

&

\$1,220,000

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	138 Bignell Rd BENTLEIGH EAST 3165	\$1,220,000	13/09/2025
2	5 Elora Rd OAKLEIGH SOUTH 3167	\$1,180,000	06/09/2025
3	25 Cleek Av OAKLEIGH SOUTH 3167	\$1,138,000	12/07/2025

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:

07/10/2025 14:18



Property Type:
Divorce/Estate/Family Transfers
Land Size: 747 sqm approx
Agent Comments

Indicative Selling Price
\$1,120,000 - \$1,220,000
Median House Price
September quarter 2025: \$1,221,500

Comparable Properties



138 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,220,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 558 sqm approx



5 Elora Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 595 sqm approx



25 Cleek Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,138,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 452 sqm approx