

## 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

Single price \$1,300,000

#### 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	15 Barkers St OAKLEIGH SOUTH 3167	\$1,250,000	06/10/2025
2	11 Sinclair St OAKLEIGH SOUTH 3167	\$1,302,000	13/09/2025
3	1067 Centre Rd OAKLEIGH SOUTH 3167	\$1,100,000	09/07/2025

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:

29/12/2025 14:13

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**Property Type:** House (Res)

**Land Size:** 747 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,300,000

**Median House Price**

September quarter 2025: \$1,221,500

## Comparable Properties



**15 Barkers St OAKLEIGH SOUTH 3167 (REI)**



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 06/10/2025

**Property Type:** House

**Land Size:** 680 sqm approx

[Agent Comments](#)



**11 Sinclair St OAKLEIGH SOUTH 3167 (REI)**



**Price:** \$1,302,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 698 sqm approx

[Agent Comments](#)



**1067 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)**



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 09/07/2025

**Property Type:** House

**Land Size:** 669 sqm approx

[Agent Comments](#)

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