

# 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](http://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

1 Pitt Street, Oakleigh South Vic 3167

RayWhite

Peter Liu  
0451367278  
peter.liu@raywhite.com



3 2 2

**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)**

Agent Comments

3 2 3

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

**Method:** Private Sale

**Date:** 06/10/2025

**Property Type:** House

**Land Size:** 680 sqm approx



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

Agent Comments

3 1 1

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

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



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

Agent Comments

3 1 1

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

**Method:** Private Sale

**Date:** 09/07/2025

**Property Type:** House

**Land Size:** 669 sqm approx

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



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