

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

4 Redpath Close, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$1,299,000

&

\$1,380,000

Median sale price

Median price \$1,247,750

Property Type House

Suburb Oakleigh South

Period - From 03/03/2025

to

02/03/2026

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	4 Angus Ct OAKLEIGH SOUTH 3167	\$1,260,000	29/11/2025
2	3 Glennie Av OAKLEIGH SOUTH 3167	\$1,316,000	08/11/2025
3	52 Dowling Rd OAKLEIGH SOUTH 3167	\$1,220,000	08/09/2025

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:

03/03/2026 11:51



5 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 602 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,299,000 - \$1,380,000
Median House Price
03/03/2025 - 02/03/2026: \$1,247,750

Comparable Properties

4 Angus Ct OAKLEIGH SOUTH 3167 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,260,000
Method:
Date: 29/11/2025
Property Type: House

3 Glennie Av OAKLEIGH SOUTH 3167 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,316,000
Method:
Date: 08/11/2025
Property Type: House



52 Dowling Rd OAKLEIGH SOUTH 3167 (REI/VG)

[Agent Comments](#)

5 3 4

Price: \$1,220,000
Method: Private Sale
Date: 08/09/2025
Property Type: House
Land Size: 527 sqm approx

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



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