

# 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

212/1213 Centre Road, 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)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$711,000

Property Type

Unit

Suburb

Oakleigh South

Period - From

10/06/2024

to

09/06/2025

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	307/1213 Centre Rd OAKLEIGH SOUTH 3167	\$435,000	16/04/2025
2	104/1215 Centre Rd OAKLEIGH SOUTH 3167	\$430,000	21/02/2025
3	104/1213 Centre Rd OAKLEIGH SOUTH 3167	\$400,000	20/01/2025

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:

10/06/2025 17:50



2 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$400,000 - \$440,000  
Median Unit Price  
10/06/2024 - 09/06/2025: \$711,000

## Comparable Properties

307/1213 Centre Rd OAKLEIGH SOUTH 3167 (VG)

Agent Comments

2 - -

Price: \$435,000  
Method: Sale  
Date: 16/04/2025  
Property Type: Strata Unit/Flat



104/1215 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000  
Method: Private Sale  
Date: 21/02/2025  
Property Type: Apartment



104/1213 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

2 1 1

Price: \$400,000  
Method: Private Sale  
Date: 20/01/2025  
Property Type: Apartment

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