

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

1/1272-1274 NORTH ROAD OAKLEIGH SOUTH VIC 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

2/3 GOLF ROAD OAKLEIGH SOUTH VIC 3167	\$660,000	06-Feb-25
2/6 REID STREET OAKLEIGH SOUTH VIC 3167	\$615,000	15-Jun-25
2/1 LEROUX STREET OAKLEIGH VIC 3166	\$663,000	12-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 20 July 2025



2/3 GOLF ROAD OAKLEIGH SOUTH VIC 3167

Sold Price

\$660,000

Sold Date

06-Feb-25

2

1

1

Distance

0.83km



2/6 REID STREET OAKLEIGH SOUTH VIC 3167

Sold Price

^{RS} **\$615,000**

Sold Date

15-Jun-25

2

1

1

Distance

1.09km



2/1 LEROUX STREET OAKLEIGH VIC 3166

Sold Price

^{RS} **\$663,000**

Sold Date

12-Jul-25

2

1

1

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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