

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

1141 NORTH ROAD OAKLEIGH VIC 3166

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

\$1,049,000

&

\$1,149,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,390,000

Property type

House

Suburb

Oakleigh

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

18 JOYCE AVENUE OAKLEIGH SOUTH VIC 3167	\$1,105,000	13-Jun-26
25 CLEEK AVENUE OAKLEIGH SOUTH VIC 3167	\$1,138,000	12-Jul-25
175 WARRIGAL ROAD HUGHESDALE VIC 3166	\$1,020,000	28-Apr-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: 25 August 2026



18 JOYCE AVENUE OAKLEIGH
SOUTH VIC 3167

3 1 2

Sold Price ^{RS} **\$1,105,000** Sold Date **13-Jun-26**

Distance **1.43km**

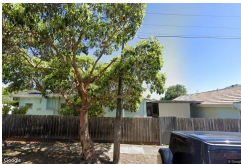


25 CLEEK AVENUE OAKLEIGH
SOUTH VIC 3167

3 1 1

Sold Price **\$1,138,000** Sold Date **12-Jul-25**

Distance **0.28km**



175 WARRIGAL ROAD
HUGHESDALE VIC 3166

3 1 2

Sold Price **\$1,020,000** Sold Date **28-Apr-25**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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