

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

1165 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,330,500

Property type

House

Suburb

Oakleigh

Period-from

01 Oct 2024

to

30 Sep 2025

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

48 LATROBE STREET HUGHESDALE VIC 3166	\$1,215,000	20-Sep-25
9 SINCLAIR STREET OAKLEIGH SOUTH VIC 3167	\$1,223,000	13-Sep-25
1189 NORTH ROAD OAKLEIGH VIC 3166	\$1,215,000	25-Jul-22

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: 17 October 2025



**48 LATROBE STREET
HUGHESDALE VIC 3166**

4 1 2

Sold Price ^{RS} **\$1,215,000** Sold Date **20-Sep-25**

Distance **0.75km**



**9 SINCLAIR STREET OAKLEIGH
SOUTH VIC 3167**

4 1 2

Sold Price **\$1,223,000** Sold Date **13-Sep-25**

Distance **1.8km**



**1189 NORTH ROAD OAKLEIGH VIC
3166**

4 2 2

Sold Price **\$1,215,000** Sold Date **25-Jul-22**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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