

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 Pitt Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,221,500

Property Type House

Suburb Oakleigh South

Period - From 01/07/2025

to

30/09/2025

Source REIV

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	15 Barkers St OAKLEIGH SOUTH 3167	\$1,250,000	06/10/2025
2	11 Sinclair St OAKLEIGH SOUTH 3167	\$1,302,000	13/09/2025
3	1067 Centre Rd OAKLEIGH SOUTH 3167	\$1,100,000	09/07/2025

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:

12/12/2025 11:49

1 Pitt Street, Oakleigh South Vic 3167

RayWhite

Peter Liu
0451367278
peter.liu@raywhite.com



3 2 2

Property Type: House (Res)

Land Size: 747 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

September quarter 2025: \$1,221,500

Comparable Properties



15 Barkers St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 2 3

Price: \$1,250,000

Method: Private Sale

Date: 06/10/2025

Property Type: House

Land Size: 680 sqm approx



11 Sinclair St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 1

Price: \$1,302,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 698 sqm approx



1067 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Private Sale

Date: 09/07/2025

Property Type: House

Land Size: 669 sqm approx

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



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