

# 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

21 Riley Street, 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 \$1,500,000

&

\$1,630,000

### 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 | 22 Gadd St OAKLEIGH 3166           | \$1,581,000 | 09/11/2025   |
| 2 | 20 Murumba Dr OAKLEIGH SOUTH 3167  | \$1,590,000 | 08/11/2025   |
| 3 | 36 Pasadena Cr BENTLEIGH EAST 3165 | \$1,560,000 | 29/10/2025   |

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:

19/11/2025 10:35



 5    2    4

**Property Type:** House (Res)  
**Land Size:** 534 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,630,000  
**Median House Price**  
September quarter 2025: \$1,221,500

## Comparable Properties

**22 Gadd St OAKLEIGH 3166 (REI)**

**Agent Comments**

 4    2    4

**Price:** \$1,581,000  
**Method:** Auction Sale  
**Date:** 09/11/2025  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx

**20 Murumba Dr OAKLEIGH SOUTH 3167 (REI)**

**Agent Comments**

 4    2    3

**Price:** \$1,590,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx



**36 Pasadena Cr BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 4    2    3

**Price:** \$1,560,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2025  
**Property Type:** House (Res)  
**Land Size:** 682 sqm approx

**Account - Barry Plant | P: 03 9586 0500**