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	212/1213 Centre Road, Oakleigh South Vic 3167
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$400,000 & \$440,000	Range between	\$400,000	&	\$440,000
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Median sale price

Median price	\$711,000	Pro	perty Type Un	it		Suburb	Oakleigh South
Period - From	10/06/2024	to	09/06/2025	So	urce	Property	v Data

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

Add	dress of comparable property	Price	Date of sale
1	307/1213 Centre Rd OAKLEIGH SOUTH 3167	\$435,000	16/04/2025
2	104/1215 Centre Rd OAKLEIGH SOUTH 3167	\$430,000	21/02/2025
3	104/1213 Centre Rd OAKLEIGH SOUTH 3167	\$400,000	20/01/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/06/2025 17:50
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Property Type: Apartment **Agent Comments**

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** 10/06/2024 - 09/06/2025: \$711,000

Comparable Properties

307/1213 Centre Rd OAKLEIGH SOUTH 3167 (VG)





Agent Comments

Agent Comments

Agent Comments

Price: \$435,000 Method: Sale Date: 16/04/2025

Property Type: Strata Unit/Flat

104/1215 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)

2







Price: \$430,000 Method: Private Sale Date: 21/02/2025

Property Type: Apartment

104/1213 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)

Method: Private Sale Date: 20/01/2025 Property Type: Apartment

Price: \$400,000

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





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