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	1/1186 NORTH ROAD OAKLEIGH SOUTH VIC 3167

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	$900,000	&	$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$858,500	Property type	Unit	Suburb	Oakleigh South
Period-from	01 Jun 2025	to	31 May 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
1/30 DELIA STREET OAKLEIGH SOUTH VIC 3167	$980,000	27-Jan-26
2/22 PALMERSTON GROVE OAKLEIGH VIC 3166	$930,000	18-Mar-26

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: 15 June 2026

BOW RESIDENTIAL

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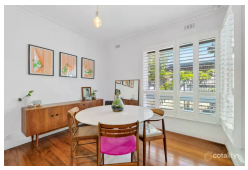

1/30 DELIA STREET OAKLEIGH SOUTH VIC 3167

3 1 2

Sold Price **$980,000** Sold Date **27-Jan-26**

Distance **1.16km**

2/22 PALMERSTON GROVE OAKLEIGH VIC 3166

3 1 1

Sold Price **$930,000** Sold Date **18-Mar-26**

Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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