

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

1169 Centre Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,228,750

Property Type

House

Suburb

Oakleigh South

Period - From

01/07/2025

to

30/06/2026

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	3 Axford Cr OAKLEIGH SOUTH 3167	\$988,000	13/06/2026
2	270 Warrigal Rd OAKLEIGH SOUTH 3167	\$950,000	05/05/2026
3			

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:

16/09/2026 11:02



 3  1  2

Property Type: House

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



3 Axford Cr OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 3  1  2

Price: \$988,000

Method: Private Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 542 sqm approx



270 Warrigal Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 2  1  3

Price: \$950,000

Method: Private Sale

Date: 05/05/2026

Property Type: House (Res)

Land Size: 620 sqm approx

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.