

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Ripley Street Oakleigh South, 3167
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Indicative selling price

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

Range between	\$1,150,000 & \$1,250,000
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Median sale price

Median price	\$1,186,500	Property Type	HOUSE	Suburb	OAKLEIGH SOUTH
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Period - From	01-Oct-2024	to	30-Sep-2025	Source	Cotality
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Comparable property sales

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	89 Clarinda Road, Oakleigh South	\$1,260,000	12-Jul-2025
2	1 Glenda Close, Clarinda	\$1,285,000	23-Jul-2025
3	1 Lacebark Court, Oakleigh South	\$1,245,500	30-Apr-2025

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