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

Indicative selling price

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

Range between	$1,200,000 & $1,300,000

Median sale price

Median price	$1,185,000	Property Type	HOUSE	Suburb	OAKLEIGH SOUTH
Period - From	01-Nov-2024	to	01-Oct-2025	Source	Cotality

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	1 Glenda Close, Clarinda	$1,285,000	23-Jul-2025
2	89 Clarinda Road, Oakleigh South	$1,260,000	12-Jul-2025
3	11 Schneider Crescent, Clarinda	$1,360,000	25-Oct-2025

This statement of information was prepared on 17-Nov-2025 at 2:21:51 PM AEDT