

## 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

21 DELIA STREET OAKLEIGH SOUTH VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,295,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Aug 2025

to

31 Jul 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 17 GLENNIE AVENUE OAKLEIGH SOUTH VIC 3167  | \$1,246,000 | 02-May-26 |
| 13 TERRIGAL AVENUE OAKLEIGH SOUTH VIC 3167 | \$1,315,000 | 13-Jun-26 |
| 25 VOUMARD STREET OAKLEIGH SOUTH VIC 3167  | \$1,402,500 | 22-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: 21 August 2026



**17 GLENNIE AVENUE OAKLEIGH  
SOUTH VIC 3167**

 3  1  2

Sold Price

**\$1,246,000**

Sold Date **02-May-26**

Distance **1.01km**



**13 TERRIGAL AVENUE OAKLEIGH  
SOUTH VIC 3167**

 3  2  -

Sold Price

<sup>RS</sup> **\$1,315,000**

Sold Date **13-Jun-26**

Distance **0.61km**



**25 VOUMARD STREET OAKLEIGH  
SOUTH VIC 3167**

 4  2  2

Sold Price

**\$1,402,500**

Sold Date **22-Mar-26**

Distance **1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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