

STATEMENT INFORMATION

49 CLEEK AVE, OAKLEIGH SOUTH



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

49 CLEEK AVENEUE, OAKLEIGH SOUTH VIC 3167

Agent notes: Brand New, Freestanding home, Superior Build, 5 Sky lighs , Fire place, No Body corp, No common Walls

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

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Jul 2024

to

30 Jun 2025

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

2/5 DALGAN STREET OAKLEIGH SOUTH VIC 3167	\$1,311,000	26-Jul-25
2/5 CLEEK AVENUE OAKLEIGH SOUTH VIC 3167	\$1,295,000	09-Oct-23
16 VALLEY STREET OAKLEIGH SOUTH VIC 3167	\$1,388,000	26-Jun-21

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: 27 July 2025



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**2/5 DALGAN STREET OAKLEIGH
SOUTH VIC 3167**

Sold Price ^{RS} **\$1,311,000** Sold Date **26-Jul-25**

3 **2** **1**

YEAR BUILT: 2012

Distance **0.57km**

Agent Notes: 3 Bedroom with Shared walls, Inferior uality built, Common Driveway, Weatherbored Upper floor, Inferior fits outs and appliaces, No fire place or Sky lights, Inferior street precence and age of propertry



**2/5 CLEEK AVENUE OAKLEIGH
SOUTH VIC 3167**

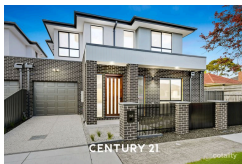
Sold Price **\$1,295,000** Sold Date **09-Oct-23**

3 **2** **2**

YEAR BUILT: 2010

Distance **0.31km**

Agent Notes: 3 Bedroom with Shared walls, Common Driveway, Inferior built quality, Inferior fits outs and appliaces, or Sky lights, Inferior street precence



**16 VALLEY STREET OAKLEIGH
SOUTH VIC 3167**

Sold Price **\$1,388,000** Sold Date **26-Jun-21**

4 **3** **1**

YEAR BUILT: 2023

Distance **1.67km**

Agent Notes: 4 Bedroom with Shared walls (Common walls),Inferior fits outs and appliaces, Sky lights, Inferior street precence



**15A CLARENDON AVENUE
OAKLEIGH SOUTH VIC 3167**

Sold Price **\$1,315,000** Sold Date **23-Nov-24**

3 **2** **1**

YEAR BUILT: 2018

Distance **1.15km**

Agent Notes: 3 Bedroom with Shared walls, Inferior built quality, Inferior fits outs and appliaces, or Sky lights, Inferior street precence, Inferior age



**23A LUNTAR ROAD OAKLEIGH
SOUTH VIC 3167**

Sold Price **\$1,286,500** Sold Date **24-Feb-24**

4 **2** **2**

YEAR BUILT: 2000

Distance **1.55km**

Agent Notes: 4 Bedroom with Shared walls, Inferior built quality, Inferior fits outs and appliaces, or Sky lights, Inferior street precence, Inferior age

RS = Recent sale

UN = Undisclosed Sale

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