

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 AVENUE OAKLEIGH SOUTH VIC 3167

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

\$1,160,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

15B CLARENDON AVENUE OAKLEIGH SOUTH VIC 3167	\$1,525,000	15-Feb-25
15A CLARENDON AVENUE OAKLEIGH SOUTH VIC 3167	\$1,315,000	23-Nov-24
2/5 CLEEK AVENUE OAKLEIGH SOUTH VIC 3167	\$1,295,000	09-Oct-23

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: 30 Mar 2025



Las Widanage
P 03 9570 2585
M 0429 115 115
E las@ausnational.com.au



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

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

3 2 2

Distance **0.31km**

**Agent Notes: 3-Bedroom with shared walls, thus it is not a freestanding property. Common driveway,
No Sky lights or Fire place, Standard garage door**



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

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

Text

3 2 1

Distance **1.15km**

**Agent Notes: 3-Bedroom with shared walls, thus it is not a freestanding property.
No Sky lights or Fire place, Standard garage door**



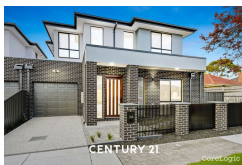
**15B CLARENDON AVENUE
OAKLEIGH SOUTH VIC 3167**

Sold Price ^{RS} **\$1,525,000** Sold Date **15-Feb-25**

4 2 1

Distance **1.16km**

**Agent Notes: 4-Bedroom with shared walls, thus it is not a freestanding property,
No Sky lights or Fire place, Standard garage door**



**16 VALLEY STREET OAKLEIGH
SOUTH VIC 3167**

Sold Price **\$1,388,000** Sold Date **15-Nov-24**

4 3 1

Distance **1.67km**

**Agent Notes: 4-Bedroom with shared walls, thus it is not a freestanding property.
No Sky lights or Fire place, Standard garage door**



**2/12 VALLEY STREET OAKLEIGH
SOUTH VIC 3167**

Sold Price **\$1,299,000** Sold Date **19-Mar-22**

4 2 2

Distance **1.61km**

**Agent Notes: 4-Bedroom with shared walls, thus it is not a freestanding property. Common driveway
No Sky lights or Fire place, Standard garage door**

RS = Recent sale UN = Undisclosed Sale

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