

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

2/16 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

\$815,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

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

1/6 TAUNTON AVENUE OAKLEIGH SOUTH VIC 3167	\$875,000	15-Feb-25
23 TULAR AVENUE OAKLEIGH SOUTH VIC 3167	\$900,000	28-May-25
5/1250-1252 NORTH ROAD OAKLEIGH SOUTH VIC 3167	\$815,000	31-May-25

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 June 2025

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**1/6 TAUNTON AVENUE OAKLEIGH
SOUTH VIC 3167**

 2  1  1

Sold Price

\$875,000

Sold Date

15-Feb-25

Distance

0.34km



**23 TULAR AVENUE OAKLEIGH
SOUTH VIC 3167**

 2  2  1

Sold Price

^{RS} **\$900,000**

Sold Date

28-May-25

Distance

1.72km



**5/1250-1252 NORTH ROAD
OAKLEIGH SOUTH VIC 3167**

 2  1  1

Sold Price

^{RS} **\$815,000**

Sold Date

31-May-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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