

STATEMENT OF INFORMATION  
31 PICADILLY STREET,  
OAKLEIGH SOUTH VIC 3167



## 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

31 PICADILLY STREET OAKLEIGH SOUTH VIC 3167

Agent Notes: Fully detached standalone house

### 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

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

Oakleigh South

Period-from

01 May 2024

to

30 Apr 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

16 VALLEY STREET OAKLEIGH SOUTH VIC 3167	\$1,388,000	15-Nov-24
15A CLARENDON AVENUE OAKLEIGH SOUTH VIC 3167	\$1,315,000	23-Nov-24
15B CLARENDON AVENUE OAKLEIGH SOUTH VIC 3167	\$1,525,000	15-Feb-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: 01 May 2025

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**16 VALLEY STREET OAKLEIGH SOUTH VIC 3167**
 4  3  1

 Sold Price <sup>RS</sup> **\$1,388,000** Sold Date **15-Nov-24**

 Distance **1.64km**
**Agent Notes:** Semi-detached property, Owners Corp, Common wall,

**15A CLARENDON AVENUE OAKLEIGH SOUTH VIC 3167**
 3  2  1

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

 Distance **1.15km**
**Agent Notes:** Semi-detached property, 3 Beds, Owners Corp, Shared driveway, Common wall

**15B CLARENDON AVENUE OAKLEIGH SOUTH VIC 3167**
 4  2  1

 Sold Price <sup>RS</sup> **\$1,525,000** Sold Date **15-Feb-25**

 Distance **1.15km**
**Agent Notes:** Semi-detached property, Owners Corp, Common wall

**2/5 CLEEK AVENUE OAKLEIGH SOUTH VIC 3167**
 3  2  2

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

 Distance **0.34km**
**Agent Notes:** Semi-detached property, 3 Beds, Owners Corp, Shared driveway, Common wall

RS = Recent sale

UN = Undisclosed Sale

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