

STATEMENT OF INFORMATION



49 CLEEK AVE, 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

47 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

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,185,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Nov 2024

to

31 Oct 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

2/3 CLEEK AVENUE OAKLEIGH SOUTH VIC 3167	\$1,215,000	10-Aug-24
2/5 DALGAN STREET OAKLEIGH SOUTH VIC 3167	\$1,313,000	26-Jul-25
28C DEVOY STREET OAKLEIGH SOUTH VIC 3167	\$1,346,000	06-Sep-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: 28 November 2025



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

3 2 1

Sold Price **\$1,215,000** Sold Date **10-Aug-24**

Distance **0.34km**



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

3 2 2

Sold Price **\$1,313,000** Sold Date **26-Jul-25**

Distance **0.56km**

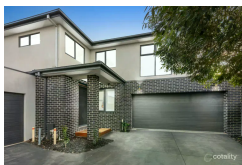


**28C DEVOY STREET OAKLEIGH
SOUTH VIC 3167**

4 3 2

Sold Price ^{RS} **\$1,346,000** Sold Date **06-Sep-25**

Distance **0.48km**



**2/33 CAMERON AVENUE
OAKLEIGH SOUTH VIC 3167**

4 2 2

Sold Price ^{RS} **\$1,368,000** Sold Date **11-Sep-25**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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