

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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Apr 2024

to

31 Mar 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

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

SEE NEXT PAGE





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

3 2 2

Body corp & Common driveway

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

Distance **1.15km**



**16 VALLEY STREET OAKLEIGH  
SOUTH VIC 3167**

4 3 1

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

Distance **1.67km**



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

3 2 2

Body corp & Common driveway

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

Distance **0.31km**



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

4 2 1

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

Distance **1.16km**

RS = Recent sale      UN = Undisclosed Sale

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