

STATEMENT 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

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

\$1,400,000

~~or range
between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Oct 2024

to

30 Sep 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

1/75 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,420,000	16-Aug-25
2/172 ATHERTON ROAD OAKLEIGH VIC 3166	\$1,430,000	16-Aug-25
2/33 CAMERON AVENUE OAKLEIGH SOUTH VIC 3167	\$1,368,000	11-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: 16 October 2025



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



**1/75 MACRINA STREET OAKLEIGH
EAST VIC 3166**

4 3 2

Sold Price

^{RS} **\$1,420,000**

Sold Date

16-Aug-25

Distance

2.52km



**2/172 ATHERTON ROAD OAKLEIGH
VIC 3166**

3 2 2

Sold Price

^{RS} **\$1,430,000**

Sold Date

16-Aug-25

Distance

1.97km



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

4 2 2

Sold Price

^{RS} **\$1,368,000**

Sold Date

11-Sep-25

Distance

1.06km



**10A LUAIN AVENUE OAKLEIGH
SOUTH VIC 3167**

4 3 1

Sold Price

^{RS} **\$1,445,000**

Sold Date

13-Sep-25

Distance

1.41km



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

4 3 2

Sold Price

^{RS} **\$1,346,000**

Sold Date

06-Sep-25

Distance

0.46km



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

3 2 2

Sold Price

\$1,313,000

Sold Date

26-Jul-25

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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



**24A ELATA STREET OAKLEIGH
 SOUTH VIC 3167**

 5  -  -

Sold Price **\$1,410,000** Sold Date **13-Sep-25**

Distance **0km**

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

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