

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Aug 2024

to

31 Jul 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
2/5 DALGAN STREET OAKLEIGH SOUTH VIC 3167	\$1,311,000	26-Jul-25
1/1256 NORTH ROAD OAKLEIGH SOUTH VIC 3167	\$1,425,000	26-Jul-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 August 2025



Las Widanage
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1/75 MACRINA STREET OAKLEIGH EAST VIC 3166 Sold Price **\$1,420,000** Sold Date **16-Aug-25**

4 3 2 **YEAR BUILT: 2018** Distance **2.52km**

Agent Notes: Common driveway. Common walls, Body corp, Inferior street presence, Inferior age built in 2018
Inferior backyard, Low-quality fitouts, No parking allowed in front of garage due to share driveway.



2/5 DALGAN STREET OAKLEIGH SOUTH VIC 3167 Sold Price ^{RS} **\$1,311,000** Sold Date **26-Jul-25**

3 2 1 **YEAR BUILT: 2012** Distance **0.57km**

Agent Notes: 3 Bedroom
Common driveway. Common walls, Inferior street presence, Inferior age built in 2012
Inferior backyard, Low-quality fitouts interior/exterior, No parking allowed in front of garage,



1/1256 NORTH ROAD OAKLEIGH SOUTH VIC 3167 Sold Price ^{RS} **\$1,425,000** Sold Date **26-Jul-25**

4 2 1 **YEAR BUILT: 1920** Distance **0.88km**

Agent Notes: Inferior location - Facing Main road, Common driveway, Inferior street presence, Inferior age built in 1920. Low quality fitouts interior/exterior,



11A SAGE STREET OAKLEIGH EAST VIC 3166 Sold Price ^{RS} **\$1,603,000** Sold Date **02-Aug-25**

4 3 1 **YEAR BUILT: 2019** Distance **2.45km**

Agent Notes: Common walls, Inferior street presence, Inferior age built in 2019 approx.
Standard quality fitouts interior/exterior, Superior development, Inferior lighting in the house
(Common walls with no windows)

RS = Recent sale UN = Undisclosed Sale

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

Sold Price

RS

\$1,311,000

Sold Date

26-Jul-25

3 2 1

YEAR BUILT: 2012

Distance

0.57km

Agent Notes: 3 Bedroom with Shared walls, Inferior quality built, Common Driveway, Weatherboarded Upper floor, Inferior fits outs and appliances, No fire place or Sky lights, Inferior street presence and age of property



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

Sold Price

\$1,295,000

Sold Date

09-Oct-23

3 2 2

YEAR BUILT: 2010

Distance

0.31km

Agent Notes: 3 Bedroom with Shared walls, Common Driveway, Inferior built quality, Inferior fits outs and appliances, or Sky lights, Inferior street presence, Sold in inferior market



**16 VALLEY STREET OAKLEIGH
SOUTH VIC 3167**

Sold Price

\$1,388,000

Sold Date

26-Jun-21

4 3 1

YEAR BUILT: 2023

Distance

1.67km

Agent Notes: 4 Bedroom with Shared walls (Common walls), Inferior fits outs and appliances, Sky lights, Inferior street presence, Sold in inferior market



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

Sold Price

\$1,315,000

Sold Date

23-Nov-24

3 2 1

YEAR BUILT: 2018

Distance

1.15km

Agent Notes: 3 Bedroom with Shared walls, Inferior built quality, Inferior fits outs and appliances, or Sky lights, Inferior street presence, Inferior age, Sold in inferior market



**23A LUNTAR ROAD OAKLEIGH
SOUTH VIC 3167**

Sold Price

\$1,286,500

Sold Date

24-Feb-24

4 2 2

YEAR BUILT: 2000

Distance

1.55km

Agent Notes: 4 Bedroom with Shared walls, Inferior built quality, Inferior fits outs and appliances, or Sky lights, Inferior street presence, Inferior age, Sold in inferior market

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