

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 (*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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CONSUMER AFFAIRS VICTORIA

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16 VALLEY STREET OAKLEIGH SOUTH VIC 3167

Sold Price RS $1,388,000 Sold Date 15-Nov-24

4 3 1

Distance 1.64km

Agent Notes: Semi-detached property,Owners Corp, Common wall,



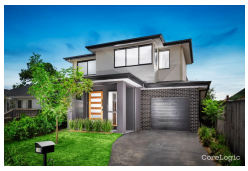
15A CLARENDON AVENUE OAKLEIGH SOUTH VIC 3167

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

3 2 -

Distance 1.15km

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



15B CLARENDON AVENUE OAKLEIGH SOUTH VIC 3167

Sold Price RS $1,525,000 Sold Date 15-Feb-25

4 2 1

Distance 1.15km

Agent Notes: Semi-detached property, Owners Corp, Common wall



2/5 CLEEK AVENUE OAKLEIGH SOUTH VIC 3167

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

3 2 2

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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