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	4/6 GREVILLIA ROAD OAK PARK VIC 3046

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	$850,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,070,000	Property type	House	Suburb	Oak Park
Period-from	01 Feb 2025	to	31 Jan 2026	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.

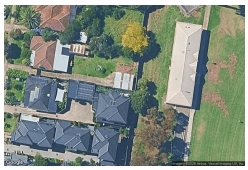
Address of comparable property	Price	Date of sale
3/6 GREVILLIA ROAD OAK PARK VIC 3046	$915,000	25-Nov-25
2/8 CURIE AVENUE OAK PARK VIC 3046	$850,000	29-Sep-25
3/301 GAFFNEY STREET PASCOE VALE VIC 3044	$868,500	29-Nov-25

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: 04 February 2026

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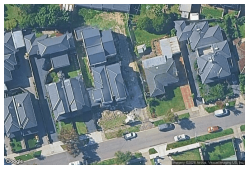


3/6 GREVILLIA ROAD OAK PARK VIC 3046

3 - -

Sold Price **$915,000** Sold Date **25-Nov-25**

Distance **0km**



2/8 CURIE AVENUE OAK PARK VIC 3046

3 2 2

Sold Price **$850,000** Sold Date **29-Sep-25**

Distance **1.77km**



3/301 GAFFNEY STREET PASCOE VALE VIC 3044

3 2 1

Sold Price **$868,500** Sold Date **29-Nov-25**

Distance **1.91km**

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

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