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	1 BAILEY CRESCENT 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	Unit	Suburb	Oak Park
Period-from	01 Jan 2025	to	31 Dec 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
4/66A DEVEREAUX STREET OAK PARK VIC 3046	$750,000	22-Dec-25
4/12 CURIE AVENUE OAK PARK VIC 3046	$795,000	24-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: 19 January 2026

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4/66A DEVEREAUX STREET OAK PARK VIC 3046

3 2 2

Sold Price RS $750,000 Sold Date 22-Dec-25

Distance 1.5km



4/12 CURIE AVENUE OAK PARK VIC 3046

3 2 1

Sold Price $795,000 Sold Date 24-Jul-25

Distance 0.62km

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

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