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	3/16 GREGORY STREET 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	$735,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	Unit	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.

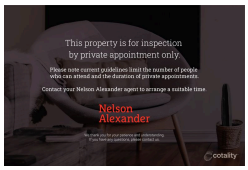
Address of comparable property	Price	Date of sale
2/36 XAVIER STREET OAK PARK VIC 3046	$735,000	05-Dec-25
5/6 GREVILLIA ROAD OAK PARK VIC 3046	$800,000	04-Dec-25
7/34 GREVILLIA ROAD OAK PARK VIC 3046	$655,000	24-Sep-25

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: 25 February 2026

Claudio Cuomo
M 0419 315 396
E claudio@cplusm.com.au



2/36 XAVIER STREET OAK PARK VIC 3046

2 2 1

Sold Price **$735,000** Sold Date **05-Dec-25**

Distance **0.52km**



5/6 GREVILLIA ROAD OAK PARK VIC 3046

2 2 1

Sold Price **$800,000** Sold Date **04-Dec-25**

Distance **0.95km**



7/34 GREVILLIA ROAD OAK PARK VIC 3046

2 2 1

Sold Price **$655,000** Sold Date **24-Sep-25**

Distance **1.07km**

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

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