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	1/36 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	$615,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	Unit	Suburb	Oak Park
Period-from	01 Apr 2025	to	31 Mar 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
6/39 RHODES PARADE OAK PARK VIC 3046	$636,000	14-Nov-25
2/16 WINIFRED STREET OAK PARK VIC 3046	$651,000	14-Mar-26
3/16 ALBERT STREET OAK PARK VIC 3046	$650,000	05-Feb-26

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: 15 April 2026

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6/39 RHODES PARADE OAK PARK VIC 3046

2 1 1

Sold Price **$636,000** Sold Date **14-Nov-25**

Distance **0.29km**



2/16 WINIFRED STREET OAK PARK VIC 3046

2 1 1

Sold Price RS **$651,000** Sold Date **14-Mar-26**

Distance **0.85km**



3/16 ALBERT STREET OAK PARK VIC 3046

2 1 -

Sold Price **$650,000** Sold Date **05-Feb-26**

Distance **0.26km**

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

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