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	93 Vincent Street, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,137,500 Property Type House Suburb Oak Park

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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
1	55 Grandview St GLENROY 3046	$1,155,000	10/11/2024
2	3 Bothwell St PASCOE VALE 3044	$1,205,000	26/10/2024
3	46 Grevillia Rd OAK PARK 3046	$1,150,000	10/10/2024

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 six months.~~

This Statement of Information was prepared on: 18/11/2024 09:33

93 Vincent Street, Oak Park Vic 3046

Chauntel Considine
9379 2000
0407 741 456
chauntelconsidine@jelliscraig.com.au



4 2 4

Property Type: House
Land Size: 670 sqm approx

Agent Comments

Updated family home offering 4 bed, 2 bath & 4 car.

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2024: $1,137,500

Comparable Properties



55 Grandview St GLENROY 3046 (REI)

3 2 4

Price: $1,155,000
Method: Private Sale
Date: 10/11/2024
Property Type: House
Land Size: 610 sqm approx

Agent Comments

Smaller block of land with 1 less bath located in Glenroy.



3 Bothwell St PASCOE VALE 3044 (REI)

4 2 2

Price: $1,205,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Larger block of land with more development potential.



46 Grevillia Rd OAK PARK 3046 (REI)

4 1 2

Price: $1,150,000
Method: Sold Before Auction
Date: 10/10/2024
Rooms: 6
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

1 less bath on smaller land and a busier street.

Account - Jellis Craig | P: 03 9379 2000

REIV THE DIFFERENCE | propertydata.com.au

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