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	6/64 Snell Grove, Oak Park Vic 3046

Indicative selling price

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

Single price $675,000

Median sale price

Median price $657,500 Property Type Unit Suburb Oak Park

Period - From 01/10/2024 to 31/12/2024 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	12/3-7 Nerissa Gr OAK PARK 3046	$638,500	03/12/2024
2	2/18 Grevillia Rd OAK PARK 3046	$657,500	12/11/2024
3	3/54 Winifred St OAK PARK 3046	$665,000	27/10/2024

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: 05/03/2025 11:40

6/64 Snell Grove, Oak Park Vic 3046

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2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$675,000
Median Unit Price
December quarter 2024: $657,500

Comparable Properties



12/3-7 Nerissa Gr OAK PARK 3046 (REI)

2 1 1

Price: $638,500
Method: Sold After Auction
Date: 03/12/2024
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 215 sqm approx

Agent Comments



2/18 Grevillia Rd OAK PARK 3046 (REI/VG)

2 1 1

Price: $657,500
Method: Private Sale
Date: 12/11/2024
Property Type: Unit

Agent Comments



3/54 Winifred St OAK PARK 3046 (REI/VG)

2 1 1

Price: $665,000
Method: Private Sale
Date: 27/10/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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