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	29 Devereaux Street, Oak Park Vic 3046

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,165,000 Property Type House Suburb Oak Park

Period - From 01/04/2024 to 31/03/2025 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	3b Jessie St OAK PARK 3046	$1,400,000	11/01/2025
2	10a Forbes Gr OAK PARK 3046	$1,305,000	19/12/2024
3	93 Vincent St OAK PARK 3046	$1,320,000	14/12/2024

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: 10/04/2025 16:41

29 Devereaux Street, Oak Park Vic 3046

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5 3 2

Property Type: House
Land Size: 696 sqm approx

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending March 2025: $1,165,000

Agent Comments

Renovated 5 bedroom home in excellent condition, open plan dining living with valley views, over two levels, additional studio/unit plus established outdoor decking and backyard.

Comparable Properties



3b Jessie St OAK PARK 3046 (REI/VG)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 11/01/2025
Property Type: House
Land Size: 793 sqm approx

Agent Comments

Good comparable as in close proximity, same suburb and accommodation is very similar, this however is brand new and on 400sqm block, Devereaux is superior as block allotment is 700sqm



10a Forbes Gr OAK PARK 3046 (REI/VG)

4 2 2

Price: $1,305,000
Method: Auction Sale
Date: 19/12/2024
Property Type: House
Land Size: 390 sqm approx

Agent Comments

Great comparable in accommodation and location however Devereaux is superior in allotment size.



93 Vincent St OAK PARK 3046 (REI/VG)

4 2 4

Price: $1,320,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

Great comparable as both renovated, similar condition and in same suburb, Devereaux however is larger accommodation so superior

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