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	4/34 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~~		or range between	$575,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,750	Property type	Unit	Suburb	Oak Park
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
3/6 VIEW STREET PASCOE VALE VIC 3044	$610,000	17-Apr-25
2/10 BRISTOL ROAD PASCOE VALE VIC 3044	$615,000	17-Apr-25
6/40 ISLA AVENUE GLENROY VIC 3046	$575,000	14-Feb-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: 29 May 2025

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3/6 VIEW STREET PASCOE VALE VIC 3044

2 2 1

Sold Price RS $610,000 Sold Date 17-Apr-25

Distance 0.84km



2/10 BRISTOL ROAD PASCOE VALE VIC 3044

2 2 1

Sold Price $615,000 Sold Date 17-Apr-25

Distance 1.17km



6/40 ISLA AVENUE GLENROY VIC 3046

2 2 1

Sold Price $575,000 Sold Date 14-Feb-25

Distance 1.87km

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

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