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	1/1 CURIE AVENUE 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Oak Park
Period-from	01 Jun 2024	to	31 May 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
2/1 ELPIS COURT OAK PARK VIC 3046	$700,000	05-May-25
1/581 PASCOE VALE ROAD OAK PARK VIC 3046	$710,000	01-May-25
4/48 WATT AVENUE OAK PARK VIC 3046	$720,000	25-Apr-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: 18 June 2025

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2/1 ELPIS COURT OAK PARK VIC 3046

3 1 2

Sold Price RS $700,000 Sold Date 05-May-25

Distance 1.99km



1/581 PASCOE VALE ROAD OAK PARK VIC 3046

3 2 1

Sold Price $710,000 Sold Date 01-May-25

Distance 0.71km



4/48 WATT AVENUE OAK PARK VIC 3046

3 2 2

Sold Price $720,000 Sold Date 25-Apr-25

Distance 0.26km

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

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