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	7/652 PASCOE VALE 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$636,750	Property type	Unit	Suburb	Oak Park
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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
4/682 PASCOE VALE ROAD OAK PARK VIC 3046	$635,000	10-May-25
4/34 GREVILLIA ROAD OAK PARK VIC 3046	$640,000	03-Jun-25
4/100 SNELL GROVE OAK PARK VIC 3046	$660,000	08-Sep-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: 07 October 2025

Kirby Cuomo
M 0416519611
E hello@cplusm.com.au



4/682 PASCOE VALE ROAD OAK PARK VIC 3046

2 1 1

Sold Price **$635,000** Sold Date **10-May-25**

Distance **0.27km**



4/34 GREVILLIA ROAD OAK PARK VIC 3046

2 2 1

Sold Price **$640,000** Sold Date **03-Jun-25**

Distance **0.62km**



4/100 SNELL GROVE OAK PARK VIC 3046

2 2 1

Sold Price RS **$660,000** Sold Date **08-Sep-25**

Distance **0.3km**

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

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