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	3 BAILEY CRESCENT 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Oak Park
Period-from	01 Nov 2024	to	31 Oct 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
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
1/16 MARGARET STREET OAK PARK VIC 3046	$740,000	08-Oct-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 November 2025

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1/581 PASCOE VALE ROAD OAK PARK VIC 3046

3 2 1

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

Distance **0.12km**



4/48 WATT AVENUE OAK PARK VIC 3046

3 2 2

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

Distance **0.81km**



1/16 MARGARET STREET OAK PARK VIC 3046

3 2 2

Sold Price RS **$740,000** Sold Date **08-Oct-25**

Distance **0.36km**

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

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