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	2 School Court, Oak Park Vic 3046

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,210,000 Property Type House Suburb Oak Park

Period - From 01/01/2025 to 31/12/2025 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	1 Salisbury St GLENROY 3046	$1,465,000	07/01/2026
2	68 Essex St PASCOE VALE 3044	$1,395,000	03/12/2025
3	44 Woolart St STRATHMORE 3041	$1,460,000	02/12/2025

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: 27/01/2026 13:13

2 School Court, Oak Park Vic 3046

JellisCraig

Kieran Moloney
8378 0500
0400 634 565
kieranmoloney@jelliscraig.com.au



4 2 2

Rooms: 8
Property Type: House
Land Size: 525 sqm approx

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending December 2025: $1,210,000

Agent Comments

Double storey family home offering 4 bed + study, 2.5 bath, 2 living and double garage.

Comparable Properties



1 Salisbury St GLENROY 3046 (REI)

4 2 2

Price: $1,465,000
Method: Private Sale
Date: 07/01/2026
Rooms: 6
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Single storey home on a smaller block.



68 Essex St PASCOE VALE 3044 (REI)

4 2 2

Price: $1,395,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)

Agent Comments

Home is more updated on a smaller block.



44 Woolart St STRATHMORE 3041 (REI)

4 2 6

Price: $1,460,000
Method: Private Sale
Date: 02/12/2025
Property Type: House
Land Size: 584 sqm approx

Agent Comments

Larger block in a busy location.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE

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