

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

1/36 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Mar 2025

to

28 Feb 2026

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

2/16 WINIFRED STREET OAK PARK VIC 3046	\$651,000	14-Mar-26
3/16 ALBERT STREET OAK PARK VIC 3046	\$650,000	09-Feb-26
6/39 RHODES PARADE OAK PARK VIC 3046	\$636,000	14-Nov-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 March 2026



2/16 WINIFRED STREET OAK PARK Sold Price

^{RS} **\$651,000** Sold Date **14-Mar-26**

 2  1  1

Distance **0.85km**



3/16 ALBERT STREET OAK PARK Sold Price

^{RS} **\$650,000** Sold Date **09-Feb-26**

 2  1  1

Distance **0.26km**



6/39 RHODES PARADE OAK PARK Sold Price

\$636,000 Sold Date **14-Nov-25**

 2  1  1

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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