

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



2/1 ELPIS COURT OAK PARK VIC 3046

Sold Price

^{RS}

\$700,000

Sold Date

05-May-25

 3

 1

 2

Distance

1.99km



1/581 PASCOE VALE ROAD OAK PARK VIC 3046

Sold Price

\$710,000

Sold Date

01-May-25

 3

 2

 1

Distance

0.71km



4/48 WATT AVENUE OAK PARK VIC 3046

Sold Price

\$720,000

Sold Date

25-Apr-25

 3

 2

 2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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