

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

1/156 WATERLOO 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Aug 2025

to

31 Jul 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

1/23 WATT AVENUE OAK PARK VIC 3046	\$741,000	01-May-26
2/56 SNELL GROVE OAK PARK VIC 3046	\$782,000	28-Feb-26

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: 10 August 2026



**1/23 WATT AVENUE OAK PARK
VIC 3046**

Sold Price

\$741,000

Sold Date

01-May-26



3



2



2

Distance

0.52km



**2/56 SNELL GROVE OAK PARK VIC
3046**

Sold Price

\$782,000

Sold Date

28-Feb-26



3



2



1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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