

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

1/9 Gregory Street, Oak Park VIC 3046

Indicative selling price

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

Range between \$695,000 & \$715,000

Median sale price

Median price

\$650,000

Property type

Unit

Suburb

Oak Park

Period - From

Dec 2024

to

May 2025

Source

Pricefinder

Comparable property sales

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. 3/9 Gregory Street, Oak Park	\$695,000	28.3.2025
This Statement of Information was prepared on:		28.05.2025