

## 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 BAILEY CRESCENT OAK PARK VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jan 2025

to

31 Dec 2025

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4/66A DEVEREAUX STREET OAK PARK VIC 3046 | \$750,000 | 22-Dec-25 |
| 4/12 CURIE AVENUE OAK PARK VIC 3046      | \$795,000 | 24-Jul-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: 19 January 2026



**4/66A DEVEREAUX STREET OAK PARK VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**22-Dec-25**

Distance

**1.5km**



**4/12 CURIE AVENUE OAK PARK VIC 3046**

 3  2  1

Sold Price

**\$795,000**

Sold Date

**24-Jul-25**

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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