

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

2/50 WATT 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Dec 2024

to

30 Nov 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

1/36 CURIE AVENUE OAK PARK VIC 3046	\$985,000	04-Aug-25
1E GREVILLIA ROAD PASCOE VALE VIC 3044	\$1,015,000	01-Nov-25
1D GREVILLIA ROAD PASCOE VALE VIC 3044	\$1,022,000	18-Oct-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: 11 December 2025



**1/36 CURIE AVENUE OAK PARK
VIC 3046**

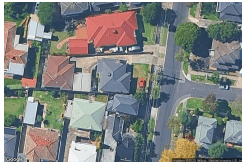
Sold Price

\$985,000

Sold Date **04-Aug-25**

 4  3  2

Distance **0.6km**



**1E GREVILLIA ROAD PASCOE VALE
VIC 3044**

Sold Price

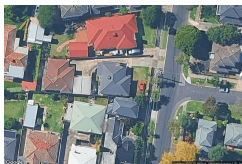
\$1,015,000

Sold Date

-

 4  2  2

Distance **0km**



**1D GREVILLIA ROAD PASCOE
VALE VIC 3044**

Sold Price

\$1,022,000

Sold Date

18-Oct-25

 4  2  2

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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