

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

2/8 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$996,000

Property type

House

Suburb

Oak Park

Period-from

01 Jul 2024

to

30 Jun 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

2/84 SNELL GROVE OAK PARK VIC 3046

\$810,000

24-Jun-25

1/20 ETHEL STREET OAK PARK VIC 3046

\$875,000

01-Mar-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: 09 July 2025

**2/84 SNELL GROVE OAK PARK VIC Sold Price**
3046^{RS} **\$810,000** Sold Date **24-Jun-25**

3 2 1

Distance **0.13km****1/20 ETHEL STREET OAK PARK VIC Sold Price**
3046**\$875,000** Sold Date **01-Mar-25**

3 2 1

Distance **1.01km****RS** = Recent sale**UN** = Undisclosed Sale

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