

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

3/9 Gregory Street, 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)

Range between \$680,000 & \$690,000

Median sale price

Median price \$650,000 Property type Unit Suburb Oak Park

Period - From Sept 2024 to Feb 2025 Source Price Finder

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 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.	19 Sylvester Street, Oak Park	\$665,000	8.2.2025
2.	1/24 Magnolia Street, Oak Park	\$665,000	4.12.2024
This Statement of Information was prepared on:		05.03.2025	