

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

3 BAILEY CRESCENT 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2024

to

31 Oct 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

1/581 PASCOE VALE ROAD OAK PARK VIC 3046	\$710,000	01-May-25
4/48 WATT AVENUE OAK PARK VIC 3046	\$720,000	25-Apr-25
1/16 MARGARET STREET OAK PARK VIC 3046	\$740,000	08-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: 07 November 2025



1/581 PASCOE VALE ROAD OAK PARK VIC 3046

 3  2  1

Sold Price

\$710,000

Sold Date

01-May-25

Distance

0.12km



4/48 WATT AVENUE OAK PARK VIC 3046

 3  2  2

Sold Price

\$720,000

Sold Date

25-Apr-25

Distance

0.81km



1/16 MARGARET STREET OAK PARK VIC 3046

 3  2  2

Sold Price

^{RS} **\$740,000**

Sold Date

08-Oct-25

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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