

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

4/28 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,027,500

Property type

House

Suburb

Oak Park

Period-from

01 May 2024

to

30 Apr 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

3/171 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$800,000	12-Jan-25
7A WALTER STREET HADFIELD VIC 3046	\$812,000	24-Apr-25
1/87 TARANA AVENUE GLENROY VIC 3046	\$780,000	14-Dec-24

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: 31 May 2025



**3/171 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  2  1

Sold Price

\$800,000

Sold Date

12-Jan-25

Distance

1.64km



**7A WALTER STREET HADFIELD
VIC 3046**

 3  2  1

Sold Price

^{RS} **\$812,000**

Sold Date

24-Apr-25

Distance

1.89km



**1/87 TARANA AVENUE GLENROY
VIC 3046**

 3  2  1

Sold Price

\$780,000

Sold Date

14-Dec-24

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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