

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

4/34 GREVILLIA ROAD 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,750

Property type

Unit

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

3/6 VIEW STREET PASCOE VALE VIC 3044	\$610,000	17-Apr-25
2/10 BRISTOL ROAD PASCOE VALE VIC 3044	\$615,000	17-Apr-25
6/40 ISLA AVENUE GLENROY VIC 3046	\$575,000	14-Feb-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: 29 May 2025



**3/6 VIEW STREET PASCOE VALE
VIC 3044**

 2  2  1

Sold Price

^{RS}

\$610,000

Sold Date

17-Apr-25

Distance

0.84km



**2/10 BRISTOL ROAD PASCOE
VALE VIC 3044**

 2  2  1

Sold Price

\$615,000

Sold Date

17-Apr-25

Distance

1.17km



**6/40 ISLA AVENUE GLENROY VIC
3046**

 2  2  1

Sold Price

\$575,000

Sold Date

14-Feb-25

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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