

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

4/6 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

\$885,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

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

2/18 MAGNOLIA STREET OAK PARK VIC 3046	\$915,000	02-Aug-25
2/6 GREVILLIA ROAD OAK PARK VIC 3046	\$936,500	18-Nov-25
7/6 GREVILLIA ROAD OAK PARK VIC 3046	\$940,000	25-Nov-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: 26 November 2025



2/18 MAGNOLIA STREET OAK PARK VIC 3046

 3  2  2

Sold Price

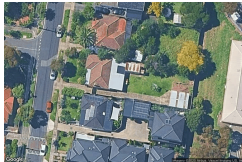
^{RS}

\$915,000

Sold Date **02-Aug-25**

Distance

0.3km



2/6 GREVILLIA ROAD OAK PARK VIC 3046

 3  2  2

Sold Price

\$936,500

Sold Date

-

Distance

0km



7/6 GREVILLIA ROAD OAK PARK VIC 3046

 3  2  2

Sold Price

\$940,000

Sold Date

-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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