

## 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

5A CURIE AVENUE OAK PARK VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$996,000

Property type

House

Suburb

Oak Park

Period-from

01 Jul 2024

to

30 Jun 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 3B JESSIE STREET OAK PARK VIC 3046    | \$1,400,000 | 11-Jan-25 |
| 10A GRANDISON GROVE OAK PARK VIC 3046 | \$1,430,000 | 21-Jun-25 |
| 3 CARDINAL ROAD OAK PARK VIC 3046     | \$1,460,000 | 24-Jun-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: 15 July 2025



**3B JESSIE STREET OAK PARK  
VIC 3046**

 4  2  1

Sold Price

**\$1,400,000**

Sold Date 11-Jan-25

Distance **0.26km**



**10A GRANDISON GROVE OAK  
PARK VIC 3046**

 4  1  1

Sold Price

**\$1,430,000**

Sold Date 21-Jun-25

Distance **1.02km**



**3 CARDINAL ROAD OAK PARK VIC  
3046**

 4  2  1

Sold Price

<sup>RS</sup> **\$1,460,000**

Sold Date **24-Jun-25**

Distance **0.15km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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