

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

6/25 ETHEL STREET 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

&

\$825,000

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

3/53 PARK STREET PASCOE VALE VIC 3044	\$850,000	22-Oct-25
49 WINIFRED STREET OAK PARK VIC 3046	\$830,000	25-Sep-25
4/12 CURIE AVENUE OAK PARK VIC 3046	\$795,000	24-Jul-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: 19 November 2025



**3/53 PARK STREET PASCOE VALE
VIC 3044**

Sold Price

^{RS} **\$850,000**

Sold Date

22-Oct-25

 3  2  1

Distance

0.65km



**49 WINIFRED STREET OAK PARK
VIC 3046**

Sold Price

^{RS} **\$830,000**

Sold Date

25-Sep-25

 3  2  1

Distance

0.23km



**4/12 CURIE AVENUE OAK PARK
VIC 3046**

Sold Price

\$795,000

Sold Date

24-Jul-25

 3  2  1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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