

## 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

702 PASCOE VALE ROAD OAK PARK VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$829,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,052,500

Property type

House

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

690 PASCOE VALE ROAD OAK PARK VIC 3046	\$1,030,000	11-Oct-03
659 PASCOE VALE ROAD OAK PARK VIC 3046	\$920,000	19-Jul-25
44 VINCENT STREET OAK PARK VIC 3046	\$860,000	10-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: 16 November 2025



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**690 PASCOE VALE ROAD OAK  
PARK VIC 3046**

3 1 -

Sold Price **\$1,030,000** Sold Date **11-Oct-03**

Distance **0.1km**



**659 PASCOE VALE ROAD OAK  
PARK VIC 3046**

3 2 2

Sold Price **\$920,000** Sold Date **19-Jul-25**

Distance **0.09km**



**44 VINCENT STREET OAK PARK  
VIC 3046**

2 1 2

Sold Price <sup>RS</sup> **\$860,000** Sold Date **10-Nov-25**

Distance **0.64km**

RS = Recent sale      UN = Undisclosed Sale

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