

# 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

48B WINIFRED STREET 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

\$1,550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,050

Property type

Other

Suburb

Oak Park

Period-from

01 May 2025

to

30 Apr 2026

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

103 OGILVIE STREET ESSENDON VIC 3040	-	-
2/84 MARKET STREET ESSENDON VIC 3040	\$1,390,000	14-May-21
99 DEVEREAUX STREET OAK PARK VIC 3046	\$480,000	21-Jul-03

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: 20 May 2026


**103 OGILVIE STREET ESSENDON  
VIC 3040**
 4  3  2

Sold Price

- Sold Date

-

Distance

**3.29km**

**2/84 MARKET STREET ESSENDON  
VIC 3040**
 4  2  2

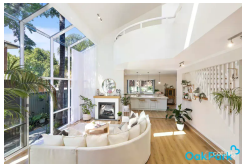
Sold Price

**\$1,390,000**

Sold Date

**14-May-21**

Distance

**2.94km**

**99 DEVEREAUX STREET OAK  
PARK VIC 3046**
 4  3  2

Sold Price

**\$480,000**

Sold Date

**21-Jul-03**

Distance

**1.21km**

RS = Recent sale

UN = Undisclosed Sale

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