

## 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

1/38 GREVILLIA 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

\$587,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jun 2025

to

31 May 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

1/36 GREVILLIA ROAD OAK PARK VIC 3046	\$615,000	18-Apr-26
2/16 WINIFRED STREET OAK PARK VIC 3046	\$651,000	14-Mar-26
1/35 RHODES PARADE OAK PARK VIC 3046	\$644,250	16-Apr-26

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: 11 June 2026



**1/36 GREVILLIA ROAD OAK PARK**  
VIC 3046

 2  1  1

Sold Price

**\$615,000**

Sold Date

**18-Apr-26**

Distance

**0.02km**



**2/16 WINIFRED STREET OAK PARK**  
VIC 3046

 2  1  1

Sold Price

**\$651,000**

Sold Date

**14-Mar-26**

Distance

**0.86km**



**1/35 RHODES PARADE OAK PARK**  
VIC 3046

 2  1  1

Sold Price

**\$644,250**

Sold Date

**16-Apr-26**

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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