

## 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

2/2 FRANCIS 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

or range  
between

\$895,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Apr 2025

to

31 Mar 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

7/6 GREVILLIA ROAD OAK PARK VIC 3046	\$940,000	25-Nov-25
2/6 GREVILLIA ROAD OAK PARK VIC 3046	\$936,500	18-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: 28 April 2026

**7/6 GREVILLIA ROAD OAK PARK  
VIC 3046**

3 2 2

Sold Price

**\$940,000**Sold Date **25-Nov-25**Distance **1.23km****2/6 GREVILLIA ROAD OAK PARK  
VIC 3046**

3 2 2

Sold Price

**\$936,500**Sold Date **18-Nov-25**Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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