

## 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

10 DEVEREAUX 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,050

Property type

House

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

6 EDITH STREET OAK PARK VIC 3046	\$1,000,000	29-Mar-26
603 PASCOE VALE ROAD OAK PARK VIC 3046	\$1,036,000	27-Apr-26
24 GRANDISON GROVE OAK PARK VIC 3046	\$1,030,000	27-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: 25 May 2026



**6 EDITH STREET OAK PARK VIC 3046**

3  1  2 

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **29-Mar-26**

Distance **1.36km**



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

4  1  1 

Sold Price <sup>RS</sup> **\$1,036,000** Sold Date **27-Apr-26**

Distance **0.84km**



**24 GRANDISON GROVE OAK PARK VIC 3046**

3  1  1 

Sold Price <sup>RS</sup> **\$1,030,000** Sold Date **27-Apr-26**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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