

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

2/23 GREGORY STREET OAK PARK VIC 3046

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,110,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$724,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Sep 2025

to

31 Aug 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

1/45 WATT AVENUE OAK PARK VIC 3046	\$1,040,000	25-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: 14 September 2026



**1/45 WATT AVENUE OAK PARK
VIC 3046**

 4  2  1

Sold Price

\$1,040,000

Sold Date

25-Apr-26

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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