

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

4/8 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

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

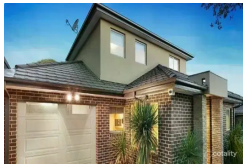
Date of sale

2/33 WINIFRED STREET OAK PARK VIC 3046	\$890,000	20-Dec-25
5/45 WATT AVENUE OAK PARK VIC 3046	\$860,000	06-Mar-26
2/48 WATT AVENUE OAK PARK VIC 3046	\$822,000	16-May-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.~~

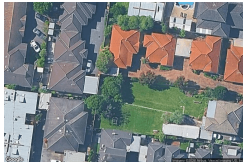
This Statement of Information was prepared on: 25 May 2026



2/33 WINIFRED STREET OAK PARK VIC 3046 Sold Price **\$890,000** Sold Date **20-Dec-25**

 3  2  1

Distance **0.24km**



5/45 WATT AVENUE OAK PARK VIC 3046 Sold Price **\$860,000** Sold Date **06-Mar-26**

 3  -  -

Distance **0km**



2/48 WATT AVENUE OAK PARK VIC 3046 Sold Price ^{RS} **\$822,000** Sold Date **16-May-26**

 3  2  2

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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