

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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jul 2025

to

30 Jun 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

2/48 WATT AVENUE OAK PARK VIC 3046	\$822,000	16-May-26
2/3 CHRIS COURT OAK PARK VIC 3046	\$825,000	08-Jul-26
1 BAILEY CRESCENT OAK PARK VIC 3046	\$795,000	02-Feb-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: 09 July 2026



**2/48 WATT AVENUE OAK PARK
VIC 3046**

 2  2  2

Sold Price

\$822,000

Sold Date **16-May-26**

Distance **1.42km**



**2/3 CHRIS COURT OAK PARK VIC
3046**

 3  2  1

Sold Price

^{RS} **\$825,000**

Sold Date **08-Jul-26**

Distance **1.29km**



**1 BAILEY CRESCENT OAK PARK
VIC 3046**

 3  2  1

Sold Price

\$795,000

Sold Date **02-Feb-26**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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