

## 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

3/16 MARGARET 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

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

2/16 WINIFRED STREET OAK PARK VIC 3046	\$651,000	14-Mar-26
3/16 ALBERT STREET OAK PARK VIC 3046	\$650,000	05-Feb-26
1/36 GREVILLIA ROAD OAK PARK VIC 3046	\$615,000	18-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: 06 May 2026



**2/16 WINIFRED STREET OAK PARK** Sold Price **\$651,000** Sold Date **14-Mar-26**  
VIC 3046

 2  1  1

Distance **0.26km**



**3/16 ALBERT STREET OAK PARK** Sold Price **\$650,000** Sold Date **05-Feb-26**  
VIC 3046

 2  1  1

Distance **0.61km**



**1/36 GREVILLIA ROAD OAK PARK** Sold Price <sup>RS</sup> **\$615,000** Sold Date **18-Apr-26**  
VIC 3046

 2  1  1

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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