

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

2/3 CHRIS COURT 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

\$695,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jun 2025

to

31 May 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 BAILEY CRESCENT OAK PARK VIC 3046	\$795,000	02-Feb-26
19A HERMIONE AVENUE OAK PARK VIC 3046	\$730,000	06-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: 18 June 2026

**1 BAILEY CRESCENT OAK PARK
VIC 3046**

3 2 1

Sold Price **\$795,000** Sold Date **02-Feb-26**Distance **1.58km****19A HERMIONE AVENUE OAK
PARK VIC 3046**

3 2 1

Sold Price **\$730,000** Sold Date **06-Feb-26**Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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