

## 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

81 DEVEREAUX 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,050

Property type

House

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

30 PERCIVAL STREET OAK PARK VIC 3046	\$965,000	02-May-26
597 PASCOE VALE ROAD OAK PARK VIC 3046	\$875,000	15-Mar-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: 07 May 2026

**30 PERCIVAL STREET OAK PARK  
VIC 3046**

3 1 1

Sold Price

RS

**\$965,000**

Sold Date

**02-May-26**

Distance

**0.29km****597 PASCOE VALE ROAD OAK  
PARK VIC 3046**

4 2 2

Sold Price

**\$875,000**

Sold Date

**15-Mar-26**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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