

## 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

30 PLUMPTON AVENUE 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

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

House

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 63 WINIFRED STREET OAK PARK VIC 3046   | \$1,235,000 | 30-Apr-26 |
| 33 WICKLOW STREET PASCOE VALE VIC 3044 | \$1,260,000 | 13-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: 25 July 2026



**63 WINIFRED STREET OAK PARK  
VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup>

**\$1,235,000**

Sold Date

**30-Apr-26**

Distance

**1.2km**



**33 WICKLOW STREET PASCOE  
VALE VIC 3044**

 3  2  1

Sold Price

**\$1,260,000**

Sold Date

**13-Apr-26**

Distance

**1.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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