

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

10A SYLVESTER 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,500

Property type

House

Suburb

Oak Park

Period-from

01 Nov 2024

to

31 Oct 2025

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

45 STANLEY STREET GLENROY VIC 3046	\$1,200,000	07-Nov-25
32B MARGARET STREET OAK PARK VIC 3046	\$1,200,000	08-Sep-25
6A JESSIE STREET OAK PARK VIC 3046	\$1,291,000	02-Aug-25

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 November 2025

Roy Khoder
P 9300 2344
M 0425 922 290
E rkholder@barryplant.com.au



45 STANLEY STREET GLENROY
VIC 3046

 4  3  2

Sold Price

^{RS} \$1,200,000

Sold Date 07-Nov-25

Distance 0.94km



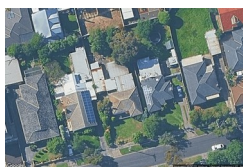
32B MARGARET STREET OAK
PARK VIC 3046

 4  2  1

Sold Price

Sold Date 08-Sep-25

Distance 0.55km



6A JESSIE STREET OAK PARK VIC
3046

 3  -  -

Sold Price

\$1,291,000

Sold Date 02-Aug-25

Distance 1.01km

RS = Recent sale

UN = Undisclosed Sale

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