

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

3/45 WATT AVENUE 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

\$855,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Mar 2025

to

28 Feb 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

8 CURIE AVENUE OAK PARK VIC 3046	\$850,000	29-Sep-25
4/16 ALBERT STREET OAK PARK VIC 3046	\$861,000	04-Oct-25
3/18 LEX GROVE OAK PARK VIC 3046	\$880,000	09-Dec-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: 17 March 2026

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**8 CURIE AVENUE OAK PARK VIC 3046** 3  2  1

Sold Price

^{RS}**\$850,000**

Sold Date

29-Sep-25

Distance

0.24km**4/16 ALBERT STREET OAK PARK VIC 3046** 3  2  2

Sold Price

\$861,000

Sold Date

04-Oct-25

Distance

0.52km**3/18 LEX GROVE OAK PARK VIC 3046** 3  2  1

Sold Price

^{RS}**\$880,000**

Sold Date

09-Dec-25

Distance

0.39km**RS** = Recent sale**UN** = Undisclosed Sale

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