

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

1/45 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

\$1,040,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Apr 2025

to

31 Mar 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

3/50 WATT AVENUE OAK PARK VIC 3046	\$1,010,000	31-Jan-26
1/18 LEX GROVE OAK PARK VIC 3046	\$1,100,000	19-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: 09 April 2026

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**3/50 WATT AVENUE OAK PARK
VIC 3046**

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Sold Price

^{RS}**\$1,010,000**

Sold Date

31-Jan-26

Distance

0.07km**1/18 LEX GROVE OAK PARK VIC
3046**

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Sold Price

\$1,100,000

Sold Date

19-Feb-26

Distance

0.4km**RS** = Recent sale**UN** = Undisclosed Sale

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