

## 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

16 WILLETT 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

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,154,050

Property type

House

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

3A JESSIE STREET OAK PARK VIC 3046	\$1,415,000	17-Dec-25
8A ALBERT STREET OAK PARK VIC 3046	\$1,445,000	14-Nov-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: 23 April 2026

Alex Briggs

M 0488103757

E abriggs@barryplant.com.au

**3A JESSIE STREET OAK PARK VIC  
3046**

Sold Price

**\$1,415,000**

Sold Date

**17-Dec-25** 4  2  1

Distance

**0.75km****8A ALBERT STREET OAK PARK VIC  
3046**

Sold Price

**\$1,445,000**

Sold Date

**14-Nov-25** 4  3  2

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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