

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

2/160 WATERLOO ROAD 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

\$845,000

&

\$905,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Oak Park

Period-from

01 May 2025

to

30 Apr 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

5/15 STATION ROAD OAK PARK VIC 3046	\$855,000	21-Jan-26
2/33 WINIFRED STREET OAK PARK VIC 3046	\$890,000	20-Dec-25
6 DOUGLAS STREET PASCOE VALE VIC 3044	\$830,000	14-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: 21 May 2026

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**5/15 STATION ROAD OAK PARK
VIC 3046**

3 2 2

Sold Price

\$855,000

Sold Date

21-Jan-26

Distance

0.39km**2/33 WINIFRED STREET OAK PARK
VIC 3046**

3 2 1

Sold Price

\$890,000

Sold Date

20-Dec-25

Distance

0.54km**6 DOUGLAS STREET PASCOE
VALE VIC 3044**

3 1 1

Sold Price

\$830,000

Sold Date

14-Feb-26

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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