

## 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

1A PERCIVAL STREET 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,050

Property type

House

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

89C DEVEREAUX STREET OAK PARK VIC 3046	\$1,131,000	21-Mar-26
18 COLORADO STREET OAK PARK VIC 3046	\$1,140,000	28-Feb-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.~~

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89C DEVEREAUX STREET OAK  
PARK VIC 3046

 4  2  2

Sold Price \$1,131,000 Sold Date 21-Mar-26

Distance 0km



18 COLORADO STREET OAK PARK  
VIC 3046

 4  3  1

Sold Price \$1,140,000 Sold Date 28-Feb-26

Distance 1.65km



1/18 LEX GROVE OAK PARK VIC  
3046

 3  2  1

Sold Price \$1,100,000 Sold Date 19-Feb-26

Distance 1.26km

RS = Recent sale UN = Undisclosed Sale

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