

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jun 2025

to

31 May 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

6 DOUGLAS STREET PASCOE VALE VIC 3044	\$830,000	14-Feb-26
2/33 WINIFRED STREET OAK PARK VIC 3046	\$890,000	20-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 June 2026

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**6 DOUGLAS STREET PASCOE  
VALE VIC 3044**

3 1 1

Sold Price **\$830,000** Sold Date **14-Feb-26**Distance **0.57km****2/33 WINIFRED STREET OAK PARK  
VIC 3046**

3 2 1

Sold Price **\$890,000** Sold Date **20-Dec-25**Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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