

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

\$780,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jul 2025

to

30 Jun 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

2B CARTWRIGHT STREET OAK PARK VIC 3046	\$840,000	20-Jul-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: 27 July 2026

Alex Briggs

M 0488103757

E abriggs@barryplant.com.au



**2B CARTWRIGHT STREET OAK
PARK VIC 3046**

 3  2  1

Sold Price

^{RS} **\$840,000**

Sold Date

20-Jul-26

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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