

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

2/152 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

\$665,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$724,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Sep 2025

to

31 Aug 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

4 EDITH STREET OAK PARK VIC 3046	\$667,000	01-Sep-26
1/16 CURIE AVENUE OAK PARK VIC 3046	\$740,000	06-May-26
242 WATERLOO ROAD OAK PARK VIC 3046	\$750,000	23-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: 08 September 2026

Alex Briggs

M 0488103757

E abriggs@barryplant.com.au



4 EDITH STREET OAK PARK VIC 3046

Sold Price

^{RS}

\$667,000

Sold Date

01-Sep-26

 2

 1

 1

Distance

0.24km



1/16 CURIE AVENUE OAK PARK VIC 3046

Sold Price

\$740,000

Sold Date

06-May-26

 3

 1

 1

Distance

0.49km



242 WATERLOO ROAD OAK PARK VIC 3046

Sold Price

^{RS}

\$750,000

Sold Date

23-Jul-26

 3

 1

 1

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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