

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

4/50 WATT AVENUE 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

\$1,000,000

&

\$1,100,000

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

1A PERCIVAL STREET OAK PARK VIC 3046	\$1,110,000	14-Jul-26
3B KERR AVENUE OAK PARK VIC 3046	\$1,100,000	05-Aug-26
14 EDITH STREET OAK PARK VIC 3046	\$1,085,000	31-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: 17 September 2026

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1A PERCIVAL STREET OAK PARK VIC 3046

 4  2  1

Sold Price

\$1,110,000

Sold Date

14-Jul-26

Distance

1.66km



3B KERR AVENUE OAK PARK VIC 3046

 4  3  1

Sold Price

^{RS} **\$1,100,000**

Sold Date

05-Aug-26

Distance

1.65km



14 EDITH STREET OAK PARK VIC 3046

 3  2  1

Sold Price

^{RS} **\$1,085,000**

Sold Date

31-Jul-26

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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