

## 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

6A JESSIE STREET OAK PARK VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,225,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$996,000

Property type

House

Suburb

Oak Park

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

26A WINIFRED STREET OAK PARK VIC 3046

\$1,158,000

05-Jul-25

41A SNELL GROVE OAK PARK VIC 3046

\$1,295,000

03-May-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: 08 July 2025



**26 WINIFRED STREET OAK PARK  
VIC 3046**

Sold Price

<sup>RS</sup>

**\$1,158,000**

Sold Date

**05-Jul-25**



4



2



2

Distance

**0.78km**



**41A SNELL GROVE OAK PARK VIC  
3046**

Sold Price

<sup>RS</sup>

**\$1,295,000**

Sold Date

**03-May-25**



4



3



1

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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