

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

18A NERISSA GROVE 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Aug 2024

to

31 Jul 2025

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

5/374 OHEA STREET PASCOE VALE SOUTH VIC 3044	\$766,000	01-Mar-25
1/53 DANIN STREET PASCOE VALE VIC 3044	\$760,000	28-Jun-25
74 WINIFRED STREET OAK PARK VIC 3046	\$801,000	16-Apr-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: 12 August 2025

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5/374 OHEA STREET PASCOE VALE SOUTH VIC 3044

 3  1  1

Sold Price

\$766,000

Sold Date

01-Mar-25

Distance

1.7km



1/53 DANIN STREET PASCOE VALE VIC 3044

 3  1  1

Sold Price

^{RS} **\$760,000**

Sold Date

28-Jun-25

Distance

0.59km



74 WINIFRED STREET OAK PARK VIC 3046

 3  1  1

Sold Price

\$801,000

Sold Date

16-Apr-25

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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