

## 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

42 DEVEREAUX STREET OAK PARK VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$895,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,027,500

Property type

House

Suburb

Oak Park

Period-from

01 Jun 2024

to

31 May 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

5 SUMMIT AVENUE OAK PARK VIC 3046

\$931,000

14-May-25

61 VINCENT STREET OAK PARK VIC 3046

\$978,000

24-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: 04 June 2025



**5 SUMMIT AVENUE OAK PARK VIC 3046**

Sold Price

<sup>RS</sup>

**\$931,000**

Sold Date

**14-May-25**



3



1



1

Distance

**0.5km**



**61 VINCENT STREET OAK PARK VIC 3046**

Sold Price

<sup>RS</sup>

**\$978,000**

<sup>UN</sup>

Sold Date

**24-May-25**



5



2



1

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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