

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

2A DEVEREAUX STREET 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,500

Property type

House

Suburb

Oak Park

Period-from

01 Nov 2024

to

31 Oct 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

65 GREVILLIA ROAD OAK PARK VIC 3046	\$1,115,000	26-Jun-25
26A WINIFRED STREET OAK PARK VIC 3046	\$1,158,000	05-Jul-25
47 RHODES PARADE OAK PARK VIC 3046	\$1,165,000	11-Jun-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: 15 November 2025



65 GREVILLIA ROAD OAK PARK
VIC 3046

Sold Price\$1,115,000Sold Date26-Jun-25

1

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Distance0km



26A WINIFRED STREET OAK PARK
VIC 3046

Sold Price\$1,158,000Sold Date05-Jul-25

4

-

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Distance0.79km



47 RHODES PARADE OAK PARK
VIC 3046

Sold Price\$1,165,000Sold Date11-Jun-25

5

-

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Distance0km

RS = Recent sale UN = Undisclosed Sale

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