

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

24 Victoria Street, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,185,000

Property Type House

Suburb Oak Park

Period - From 01/07/2025

to

30/06/2026

Source REIV

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 six 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
1	3B Kerr Av OAK PARK 3046	\$1,100,000	05/08/2026
2	1A Percival St OAK PARK 3046	\$1,100,000	14/07/2026
3	86 Tarana Av GLENROY 3046	\$1,150,000	27/04/2026

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 six months.~~

This Statement of Information was prepared on:

28/09/2026 13:00

Christian Lonzi
8378 0500
0403 344 279

christianlonzi@jellisrcraig.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2026: \$1,185,000



4 3 3

Property Type: House
Land Size: 339 sqm approx
Agent Comments

Comparable Properties

3B Kerr Av OAK PARK 3046 (REI)

4 3 2

Price: \$1,100,000
Method:
Date: 05/08/2026
Property Type: House

Agent Comments

Both properties are in close proximity, offering similar conveniences to local amenities. Both share the same accommodation. Newer build, smaller land content.

1A Percival St OAK PARK 3046 (REI)

4 2 2

Price: \$1,100,000
Method:
Date: 14/07/2026
Property Type: House

Agent Comments

Both properties offer the same accommodation. This property is a newer build. Within very close proximity. Smaller land content.



86 Tarana Av GLENROY 3046 (REI)

4 2 1

Price: \$1,150,000
Method: Private Sale
Date: 27/04/2026
Rooms: 6
Property Type: House (Res)
Land Size: 303 sqm approx

Agent Comments

Newer build with the same accommodation. Both land content sizes are near similar. Within proximity.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555