

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

3/20 ETHEL 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

or range
between

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$724,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Sep 2025

to

31 Aug 2026

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

3/25 ETHEL STREET OAK PARK VIC 3046	\$865,000	24-Jul-26
2/3 CHRIS COURT OAK PARK VIC 3046	\$825,000	01-Jul-26
4B HERMIONE AVENUE OAK PARK VIC 3046	\$882,500	01-Sep-26

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: 14 September 2026



3/25 ETHEL STREET OAK PARK VIC 3046

3 2 2

Sold Price

RS

\$865,000

Sold Date

24-Jul-26

Distance

0.09km



2/3 CHRIS COURT OAK PARK VIC 3046

3 2 2

Sold Price

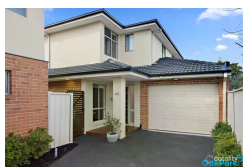
\$825,000

Sold Date

01-Jul-26

Distance

1.38km



4B HERMIONE AVENUE OAK PARK VIC 3046

3 2 2

Sold Price

RS

\$882,500

Sold Date

01-Sep-26

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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