

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

3/25 Ethel Street, Oak Park Vic 3046

Indicative selling price

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

Range between

\$830,000

&

\$890,000

Median sale price

Median price

\$721,000

Property Type

Unit

Suburb

Oak Park

Period - From

01/04/2025

to

31/03/2026

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	2/13 Charlotte St OAK PARK 3046	\$875,000	28/05/2026
2	3/43 Brosnan Cr STRATHMORE 3041	\$840,000	23/04/2026
3	5/45 Watt Av OAK PARK 3046	\$860,000	06/03/2026

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:

24/06/2026 17:46

Christian Lonzi
8378 0500

0403 344 279

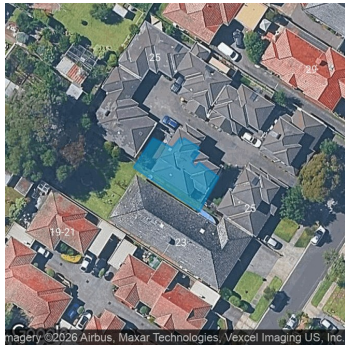
christianlonzi@jelliscraig.com.au

Indicative Selling Price

\$830,000 - \$890,000

Median Unit Price

Year ending March 2026: \$721,000



3
 2
 2

Property Type: Townhouse**Land Size:** 179 sqm approx**Agent Comments**

Townhouse built in 2008 and 1 OFF 7 Townhouses in complex. Neat and tidy with modern finishes / updates completed in 2022. Large courtyard with decking and grassed area. 179 sqm land size and 140 sqm internal size. Brown Brick exterior lower and weatherboard upper. Double garage. Located on desirabl

Comparable Properties

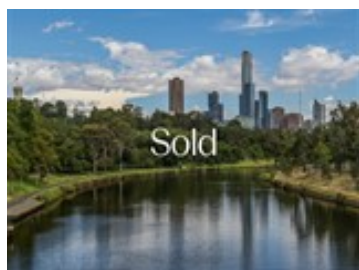
**2/13 Charlotte St OAK PARK 3046 (REI)**

3
 2
 2

Price: \$875,000**Method:** Private Sale**Date:** 28/05/2026**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 141 sqm approx**Agent Comments**

Built 2025. 3/2/2 same config. Size 141 sqm external, so smaller in size.

Construction Brick lower / weatherboard upper. Positioned on other side of Pascoe Vale Rd, so in less desirable location. 1 OFF 3 Townhouses in complex. D/Garage space. Modern fittings & finishes

**3/43 Brosnan Cr STRATHMORE 3041 (REI/VG)**

3
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 1

Price: \$840,000**Method:** Private Sale**Date:** 23/04/2026**Property Type:** Townhouse (Single)**Agent Comments**

Built 2011. 3/2/1 config. Size 161 sqm external / 1, so smaller in size.

Construction render. Positioned on other side of MP Creek, so in better location. 1 OFF 3 Townhouses in complex. 1 car garage. Outdated fittings & finishes. Reverse living. Balcony and smaller courtyard

5/45 Watt Av OAK PARK 3046 (REI/VG)

3
 2
 1

Price: \$860,000**Method:** Private Sale**Date:** 06/03/2026**Property Type:** Townhouse (Res)**Agent Comments**

Built 2025. 3/2/1 config. Size 125 sqm internal / 140sqm external.

Construction Brick lower / Render upper. Positioned on other side of Pascoe Vale Rd, so in less desirable location. 1 OFF 6 Townhouses in complex. Only 1 garage space. Contemporary fittings and finishes

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