

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

8/98 SNELL GROVE 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Aug 2025

to

31 Jul 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

6/98 SNELL GROVE OAK PARK VIC 3046	\$520,000	27-Jan-26
5/100 SNELL GROVE OAK PARK VIC 3046	\$550,000	04-Jul-25
4/100 SNELL GROVE OAK PARK VIC 3046	\$660,000	08-Sep-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: 05 August 2026



6/98 SNELL GROVE OAK PARK VIC 3046 Sold Price **\$520,000** Sold Date **27-Jan-26**

2 2 1

Distance **0km**



5/100 SNELL GROVE OAK PARK VIC 3046 Sold Price **\$550,000** Sold Date **04-Jul-25**

2 2 1

Distance **0.02km**



4/100 SNELL GROVE OAK PARK VIC 3046 Sold Price **\$660,000** Sold Date **08-Sep-25**

2 2 1

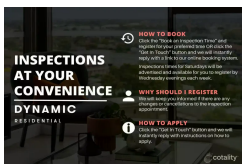
Distance **0.02km**



3/158 WATERLOO ROAD OAK PARK VIC 3046 Sold Price **\$640,000** Sold Date **07-Oct-25**

2 2 1

Distance **0.29km**



6/34 GREVILLIA ROAD OAK PARK VIC 3046 Sold Price **\$630,000** Sold Date **16-Jun-25**

2 2 1

Distance **0.35km**



2/662 PASCOE VALE ROAD OAK PARK VIC 3046 Sold Price **\$581,000** Sold Date **14-Apr-26**

2 2 1

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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**3/148 WATERLOO ROAD OAK
PARK VIC 3046**

 2  2  1

Sold Price

\$560,000 Sold Date **04-Feb-26**

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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