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	3/18 LEX 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	$830,000	&	$885,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	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
3/28 LEX GROVE OAK PARK VIC 3046	$805,000	31-Oct-25
4/16 ALBERT STREET OAK PARK VIC 3046	$861,000	04-Oct-25
2/22 LEX GROVE OAK PARK VIC 3046	$920,000	15-Oct-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: 27 November 2025

Dante Gambarini
M 0420536438
E dgambarini@hotmail.com



3/28 LEX GROVE OAK PARK VIC 3046

3 1 1

Sold Price RS $805,000 Sold Date 31-Oct-25

Distance 0.09km



4/16 ALBERT STREET OAK PARK VIC 3046

3 2 2

Sold Price RS $861,000 Sold Date 04-Oct-25

Distance 0.21km



2/22 LEX GROVE OAK PARK VIC 3046

3 2 2

Sold Price $920,000 Sold Date 15-Oct-25

Distance 0.04km

RS = Recent sale **UN** = Undisclosed Sale

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