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	11/21 Station Road, Oak Park Vic 3046

Indicative selling price

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

Range between $520,000 & $570,000

Median sale price

Median price $749,000 Property Type Unit Suburb Oak Park

Period - From 01/10/2025 to 31/12/2025 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	2/38 Josephine St OAK PARK 3046	$555,000	29/11/2025
2	36/21 Station Rd OAK PARK 3046	$612,000	14/10/2025
3			

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: 14/01/2026 10:23

11/21 Station Road, Oak Park Vic 3046

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2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median Unit Price
December quarter 2025: $749,000

Comparable Properties



2/38 Josephine St OAK PARK 3046 (REI)

2 1 2

Price: $555,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)

Agent Comments

much older style block, over two levels



36/21 Station Rd OAK PARK 3046 (REI/VG)

2 1 1

Price: $612,000
Method: Private Sale
Date: 14/10/2025
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

most comparable internally as well as in the same block however noted that the home has a courtyard.

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.

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