Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	71 VICTORIA 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	$1,050,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,070,000	Property type	House	Suburb	Oak Park
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
5 PINES GROVE OAK PARK VIC 3046	$1,070,000	17-Nov-25
34 WHEATSHEAF ROAD GLENROY VIC 3046	$1,000,000	25-Aug-25
24 LEWIS STREET GLENROY VIC 3046	$950,000	21-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 January 2026

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5 PINES GROVE OAK PARK VIC 3046

3 1 1

Sold Price 1070000 Sold Date 17-Nov-25

Distance 0.68km



34 WHEATSHEAF ROAD GLENROY VIC 3046

3 1 1

Sold Price 1000000 Sold Date 25-Aug-25

Distance 1.37km



24 LEWIS STREET GLENROY VIC 3046

3 1 1

Sold Price 950000 Sold Date 21-Oct-25

Distance 0.94km

RS = Recent sale UN = Undisclosed Sale

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