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	1 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	$1,300,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,158,000	Property type	House	Suburb	Oak Park
Period-from	01 Mar 2025	to	28 Feb 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
38B SUMMIT AVENUE OAK PARK VIC 3046	$1,285,000	05-Dec-25
25B GRANDISON GROVE OAK PARK VIC 3046	$1,270,000	22-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: 19 March 2026

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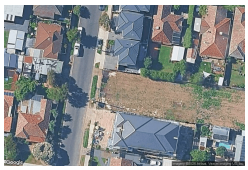

38B SUMMIT AVENUE OAK PARK VIC 3046

4 3 -

Sold Price **$1,285,000** Sold Date **-**

Distance **0km**



25B GRANDISON GROVE OAK PARK VIC 3046

4 3 2

Sold Price **$1,270,000** Sold Date **22-Sep-25**

Distance **1.21km**

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

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