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 CARDINAL ROAD 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	$1,250,000	&	$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$996,000	Property type	House	Suburb	Oak Park
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
62 VIEW STREET PASCOE VALE VIC 3044	$1,200,000	23-Apr-25
5 BENDIGO STREET PASCOE VALE VIC 3044	$1,226,000	31-May-25
25 MASCOMA STREET STRATHMORE VIC 3041	$1,272,000	22-Feb-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: 16 June 2025

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62 VIEW STREET PASCOE VALE VIC 3044

4 2 1

Sold Price RS $1,200,000 Sold Date 23-Apr-25

Distance 0.81km



5 BENDIGO STREET PASCOE VALE VIC 3044

4 1 1

Sold Price RS $1,226,000 Sold Date 31-May-25

Distance 1.45km



25 MASCOMA STREET STRATHMORE VIC 3041

4 1 1

Sold Price RS $1,272,000 Sold Date 22-Feb-25

Distance 1.54km

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

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