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	3/11-13 JESSIE 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~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	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
1/23 LEX GROVE OAK PARK VIC 3046	$670,000	19-Feb-25
6/64-90 SNELL GROVE OAK PARK VIC 3046	$655,000	15-Mar-25
6/18 JOSEPHINE STREET OAK PARK VIC 3046	$635,000	17-Mar-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: 23 June 2025

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1/23 LEX GROVE OAK PARK VIC 3046

2 1 1

Sold Price **$670,000** Sold Date **19-Feb-25**

Distance **0.32km**



6/64-90 SNELL GROVE OAK PARK VIC 3046

2 1 1

Sold Price **$655,000** Sold Date **15-Mar-25**

Distance **0.47km**



6/18 JOSEPHINE STREET OAK PARK VIC 3046

2 1 1

Sold Price **$635,000** Sold Date **17-Mar-25**

Distance **0.57km**

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

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