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<br>Including suburb and postcode | 2/18 MAGNOLIA 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 | $775,000 | & | $850,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $650,000 | Property type | Unit | Suburb | Oak Park |
| Period-from | 01 Jul 2024 | to | 30 Jun 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 |
|---|---|---|
| 2/84 SNELL GROVE OAK PARK VIC 3046 | $810,000 | 24-Jun-25 |
| 3/14 MARIE STREET OAK PARK VIC 3046 | $790,000 | 23-Jan-25 |
| 1/22 PROSPECT STREET GLENROY VIC 3046 | $821,000 | 19-Jul-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: 21 July 2025

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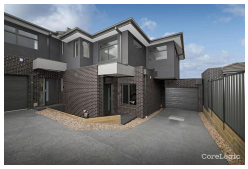


**2/84 SNELL GROVE OAK PARK VIC 3046**

3 2 1

Sold Price RS $810,000 Sold Date 24-Jun-25

Distance 0.21km



**3/14 MARIE STREET OAK PARK VIC 3046**

3 2 2

Sold Price $790,000 Sold Date 23-Jan-25

Distance 0.62km



**1/22 PROSPECT STREET GLENROY VIC 3046**

3 2 1

Sold Price RS $821,000 Sold Date 19-Jul-25

Distance 1.47km

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

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