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	36/21 STATION 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	$585,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Oak Park
Period-from	01 Sep 2024	to	31 Aug 2025	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
2/64-90 SNELL GROVE OAK PARK VIC 3046	$588,000	21-Mar-25
4/3 NERISSA GROVE OAK PARK VIC 3046	$600,000	02-May-25
4/10 ALBERT STREET OAK PARK VIC 3046	$605,000	29-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: 29 September 2025

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2/64-90 SNELL GROVE OAK PARK VIC 3046

2 1 1

Sold Price **$588,000** Sold Date **21-Mar-25**

Distance **0.7km**



4/3 NERISSA GROVE OAK PARK VIC 3046

2 1 1

Sold Price **$600,000** Sold Date **02-May-25**

Distance **0.67km**



4/10 ALBERT STREET OAK PARK VIC 3046

2 1 1

Sold Price **$605,000** Sold Date **29-Mar-25**

Distance **0.69km**

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

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