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	2/36 Curie Avenue, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $595,000 & $645,000

Median sale price

Median price $672,500 Property Type Townhouse Suburb Oak Park

Period - From 04/11/2024 to 03/11/2025 Source Property Data

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 six 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	7/652 Pascoe Vale Rd OAK PARK 3046	$617,000	20/10/2025
2	36/21 Station Rd OAK PARK 3046	$612,000	14/10/2025
3	4/100 Snell Gr OAK PARK 3046	$660,000	08/09/2025

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 six months.~~

This Statement of Information was prepared on: 04/11/2025 09:17

2/36 Curie Avenue, Oak Park Vic 3046

Lucas Mills
0410037682
0410037682
lucas@lucasmills.com.au



2 1 1

Property Type: Strata Unit/Flat

Indicative Selling Price
$595,000 - $645,000
Median Townhouse Price
04/11/2024 - 03/11/2025: $672,500

Agent Comments

This modern, low-maintenance double-storey townhouse offers comfortable living in a prime location.

Comparable Properties



7/652 Pascoe Vale Rd OAK PARK 3046 (REI)

2 2 1

Price: $617,000
Method: Private Sale
Date: 20/10/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 132 sqm approx

Agent Comments

2 bedroom townhouse, has two bathrooms however inferior location.



36/21 Station Rd OAK PARK 3046 (REI)

2 1 1

Price: $612,000
Method: Private Sale
Date: 14/10/2025
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Townhouse offering the same accomodation, slightly newer however inferior as it is in a larger complex.



4/100 Snell Gr OAK PARK 3046 (REI)

2 2 1

Price: $660,000
Method: Private Sale
Date: 08/09/2025
Property Type: Townhouse (Res)

Agent Comments

Offering an extra bathroom, inferior floor-plan.

Account - Lucas Mills Real Estate

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