

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 2/13 Charlotte Street, Oak Park, VIC 3046

Indicative selling price

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

Single Price \$959,000

Median sale price

Median price \$1,002,000 Property Type Townhouse Suburb Oak Park (3046)

Period - From 01/05/2025 to 31/10/2025 Source Cotality

Comparable property sales

A These are two 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
2/18 MAGNOLIA STREET, OAK PARK VIC 3046	\$915,000	02/08/2025
2/22 LEX GROVE, OAK PARK VIC 3046	\$920,000	15/10/2025

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: 03/11/2025