

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode 25A Grandison Grove 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 \$1,260,000

\$1,280,000

Median sale price

Median price \$1,077,500

Property type House

Suburb Oak Park

Period - From Oct 2024

to

Feb 2025

Source Pricefinder

Comparable property sales

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. | 10B Forbes Grove, Oak Park | \$1,290,000 | 08.02.2025 |
| 2. | 7B Charlotte Street, Oak Park | \$1,300,000 | 16.10.2024 |
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| This Statement of Information was prepared on: | | 28.04.2025 | |