

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

3/18 LEX 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

or range
between

\$830,000

&

\$885,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2024

to

31 Oct 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

3/28 LEX GROVE OAK PARK VIC 3046	\$805,000	31-Oct-25
4/16 ALBERT STREET OAK PARK VIC 3046	\$861,000	04-Oct-25
2/22 LEX GROVE OAK PARK VIC 3046	\$920,000	15-Oct-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: 27 November 2025



3/28 LEX GROVE OAK PARK VIC 3046

Sold Price

^{RS}

\$805,000

Sold Date

31-Oct-25



3



1



1

Distance

0.09km



4/16 ALBERT STREET OAK PARK VIC 3046

Sold Price

^{RS}

\$861,000

Sold Date

04-Oct-25



3



2



2

Distance

0.21km



2/22 LEX GROVE OAK PARK VIC 3046

Sold Price

\$920,000

Sold Date

15-Oct-25



3



2



2

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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