

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



**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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