

# 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

40 Summit Avenue, Oak Park Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$657,500

Property Type Unit

Suburb Oak Park

Period - From 01/07/2024

to

30/06/2025

Source REIV

### 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	2/18 Magnolia St OAK PARK 3046	\$915,000	02/08/2025
2	38 Pengana Av GLENROY 3046	\$940,000	26/07/2025
3	1b Colorado St PASCOE VALE 3044	\$1,000,000	16/07/2025

**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:

14/08/2025 13:29

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Property Type:  
Agent Comments

Indicative Selling Price  
\$800,000 - \$880,000  
Median Unit Price  
Year ending June 2025: \$657,500

## Comparable Properties



2/18 Magnolia St OAK PARK 3046 (REI)

Agent Comments



Price: \$915,000  
Method: Auction Sale  
Date: 02/08/2025  
Rooms: 5  
Property Type: Townhouse (Res)  
Land Size: 138 sqm approx



38 Pengana Av GLENROY 3046 (REI)

Agent Comments



Price: \$940,000  
Method: Private Sale  
Date: 26/07/2025  
Property Type: House  
Land Size: 605 sqm approx



1b Colorado St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,000,000  
Method: Private Sale  
Date: 16/07/2025  
Property Type: Townhouse (Single)  
Land Size: 191 sqm approx

Account - Whitefox Real Estate | P: 96459699



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