

## 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

31/21 STATION ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 11/21 STATION ROAD OAK PARK VIC 3046 | \$570,000 | 31-Jan-26 |
| 30/21 STATION ROAD OAK PARK VIC 3046 | \$505,000 | 30-Apr-25 |
| 35/21 STATION ROAD OAK PARK VIC 3046 | \$505,000 | 25-Oct-24 |

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.~~

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**11/21 STATION ROAD OAK PARK  
VIC 3046**

2 1 1

Sold Price

**\$570,000**

Sold Date

**31-Jan-26**

Distance

**0km**



**30/21 STATION ROAD OAK PARK  
VIC 3046**

2 1 1

Sold Price

**\$505,000**

Sold Date

**30-Apr-25**

Distance

**0km**



**35/21 STATION ROAD OAK PARK  
VIC 3046**

3 1 1

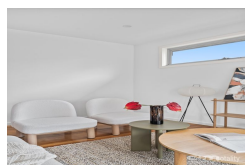
Sold Price

Sold Date

**25-Oct-24**

Distance

**0km**



**36/21 STATION ROAD OAK PARK  
VIC 3046**

2 1 1

Sold Price

**\$612,000**

Sold Date

**03-Oct-25**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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