

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

1/13 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

\$655,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Aug 2025

to

31 Jul 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

2/11-13 JESSIE STREET OAK PARK VIC 3046	\$656,000	29-Jun-26
5/11-13 JESSIE STREET OAK PARK VIC 3046	\$670,000	04-Jul-26

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: 04 August 2026

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**2/11-13 JESSIE STREET OAK PARK
VIC 3046**

Sold Price

^{RS}

\$656,000

Sold Date

29-Jun-26

 2

 1

 1

Distance

0.34km



**5/11-13 JESSIE STREET OAK PARK
VIC 3046**

Sold Price

^{RS}

\$670,000

Sold Date

04-Jul-26

 2

 1

 1

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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