

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

61 Station Road, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,140,000 Property Type House Suburb Oak Park

Period - From 01/01/2026 to 31/03/2026 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	38 New Rd OAK PARK 3046	\$1,711,000	28/03/2026
2	11 Esperanto Ct OAK PARK 3046	\$1,500,000	28/01/2026
3	17 New Rd OAK PARK 3046	\$1,940,000	09/12/2025

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:

24/04/2026 14:19



Rooms: 9
Property Type: House
Land Size: 606 sqm approx
Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

March quarter 2026: \$1,140,000

Comparable Properties



38 New Rd OAK PARK 3046 (REI)

Agent Comments



Price: \$1,711,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 617 sqm approx



11 Esperanto Ct OAK PARK 3046 (REI)

Agent Comments



Price: \$1,500,000
Method: Sold Before Auction
Date: 28/01/2026
Rooms: 6
Property Type: House (Res)
Land Size: 607 sqm approx



17 New Rd OAK PARK 3046 (REI)

Agent Comments



Price: \$1,940,000
Method: Private Sale
Date: 09/12/2025
Property Type: House

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938