

## 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 LEX GROVE 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,122,500

Property type

Other

Suburb

Oak Park

Period-from

01 Feb 2025

to

31 Jan 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

25B GRANDISON GROVE OAK PARK VIC 3046	\$1,270,000	22-Sep-25
38B SUMMIT AVENUE OAK PARK VIC 3046	\$1,285,000	05-Dec-25
10A SYLVESTER STREET OAK PARK VIC 3046	\$1,340,000	07-Dec-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: 13 February 2026

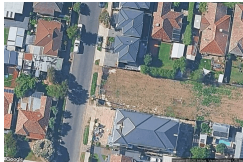


**25B GRANDISON GROVE OAK  
PARK VIC 3046**

 4  3  2

Sold Price **\$1,270,000** Sold Date **22-Sep-25**

Distance -



**38B SUMMIT AVENUE OAK PARK  
VIC 3046**

 4  3  -

Sold Price **\$1,285,000** Sold Date -

Distance -



**10A SYLVESTER STREET OAK  
PARK VIC 3046**

 4  2  1

Sold Price <sup>RS</sup> **\$1,340,000** Sold Date **07-Dec-25**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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