

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

2/2 FRANCIS STREET 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

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

2/18 MAGNOLIA STREET OAK PARK VIC 3046	\$915,000	02-AUG-25
2/22 LEX GROVE OAK PARK VIC 3046	\$920,000	15-Oct-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: 04 March 2026



2/18 MAGNOLIA STREET OAK PARK VIC 3046

 3  2  2

Sold Price

\$915,000

Sold Date

-

Distance

1.03km



2/22 LEX GROVE OAK PARK VIC 3046

 3  2  2

Sold Price

\$920,000

Sold Date

15-Oct-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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