

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

2/83 SNELL 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jul 2025

to

30 Jun 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

6/98 SNELL GROVE OAK PARK VIC 3046	\$520,000	27-Jan-26
9/21 STATION ROAD OAK PARK VIC 3046	\$505,000	15-Jun-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: 07 July 2026



6/98 SNELL GROVE OAK PARK VIC 3046

Sold Price **\$520,000** Sold Date **27-Jan-26**

 2  2  1

Distance **0.1km**



9/21 STATION ROAD OAK PARK VIC 3046

Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **15-Jun-26**

 2  1  1

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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