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	3/28 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$636,750	Property type	Unit	Suburb	Oak Park
Period-from	01 Oct 2024	to	30 Sep 2025	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
4/16 ETHEL STREET OAK PARK VIC 3046	$710,000	06-May-25
1/9 GREGORY STREET OAK PARK VIC 3046	$710,000	10-Jul-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: 21 October 2025

Fadi Khoder
M 03 9300 2344
E glenroyadmin@barryplant.com.au



4/16 ETHEL STREET OAK PARK VIC 3046 Sold Price **$710,000** Sold Date **06-May-25**

3 1 2 Distance **0.72km**



1/9 GREGORY STREET OAK PARK VIC 3046 Sold Price Sold Date **10-Jul-25**

3 1 1 Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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