

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

15/21 Station Road, Oak Park Vic 3046

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$749,000 Property Type Townhouse Suburb Oak Park

Period - From 04/06/2025 to 03/06/2026 Source Property Data

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	7/21 Station Rd OAK PARK 3046	\$497,500	30/04/2026
2	7/17-19 Northumberland Rd PASCOE VALE 3044	\$517,000	20/03/2026
3	11/21 Station Rd OAK PARK 3046	\$570,000	29/01/2026

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:

04/06/2026 08:53

15/21 Station Road, Oak Park Vic 3046



Peter Leahy
03 9350 5588
0402 10 11 12
peter@peterleahy.com.au

Indicative Selling Price
\$480,000 - \$520,000
Median Townhouse Price
04/06/2025 - 03/06/2026: \$749,000



2 1 1

Rooms: 3
Property Type: Townhouse
Land Size: Starta sqm approx
Agent Comments

Comparable Properties



7/21 Station Rd OAK PARK 3046 (REI)

Agent Comments

2 1 1

Price: \$497,500
Method: Private Sale
Date: 30/04/2026
Property Type: Townhouse (Single)



7/17-19 Northumberland Rd PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$517,000
Method: Private Sale
Date: 20/03/2026
Property Type: Townhouse (Single)



11/21 Station Rd OAK PARK 3046 (REI)

Agent Comments

2 1 1

Price: \$570,000
Method: Private Sale
Date: 29/01/2026
Property Type: Townhouse (Res)

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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