

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

61 Station Road, Oak Park Vic 3046

Indicative selling price

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

Range between \$1,760,000

&

\$1,860,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Oak Park

Period - From 01/10/2025

to

31/12/2025

Source REIV

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	38 New Rd OAK PARK 3046	\$1,711,000	28/03/2026
2	17 New Rd OAK PARK 3046	\$1,940,000	09/12/2025
3	22 Melbourne Av GLENROY 3046	\$1,800,000	21/10/2025

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:

02/04/2026 13:55



 5  4  4

Rooms: 8

Property Type: House

Land Size: 606 sqm approx

Agent Comments

Comparable Properties



38 New Rd OAK PARK 3046 (REI)

Agent Comments

 4  2  3

Price: \$1,711,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 617 sqm approx



17 New Rd OAK PARK 3046 (REI)

Agent Comments

 5  3  2

Price: \$1,940,000

Method: Private Sale

Date: 09/12/2025

Property Type: House



22 Melbourne Av GLENROY 3046 (REI)

Agent Comments

 5  4  2

Price: \$1,800,000

Method: Auction Sale

Date: 21/10/2025

Rooms: 7

Property Type: House (Res)

Land Size: 641 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938