

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

70a Xavier Street, Oak Park Vic 3046

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Oak Park

Period - From 01/04/2026 to 30/06/2026 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	30 Ethel St OAK PARK 3046	\$840,000	25/07/2026
2	14a Tasman Av STRATHMORE HEIGHTS 3041	\$830,000	13/03/2026
3			

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:

12/08/2026 15:23



3
 1
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

June quarter 2026: \$1,050,000

Comparable Properties

30 Ethel St OAK PARK 3046 (REI)

Agent Comments

3
 1
 1

Price: \$840,000

Method: Private Sale

Date: 25/07/2026

Property Type: House (Res)



14a Tasman Av STRATHMORE HEIGHTS 3041 (REI/VG)

Agent Comments

3
 2
 1

Price: \$830,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: Townhouse (Res)

Land Size: 324 sqm approx

within 2kms of the property, offers similar land size on its own block no body corp.

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.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575