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

Single price $510,000

Median sale price

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

Period - From 17/07/2025 to 16/07/2026 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	9/21 Station Rd OAK PARK 3046	$505,000	15/06/2026
2	27/21 Station Rd OAK PARK 3046	$505,000	30/04/2026
3	28/21 Station Rd OAK PARK 3046	$505,000	30/01/2026

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: 17/07/2026 11:59

15/21 Station Road, Oak Park Vic 3046

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2 1 1

Rooms: 3
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$510,000
Median Townhouse Price
17/07/2025 - 16/07/2026: $749,000

Comparable Properties



9/21 Station Rd OAK PARK 3046 (REI)

2 1 1

Price: $505,000
Method: Private Sale
Date: 15/06/2026
Property Type: Townhouse (Single)
Land Size: 3988 sqm approx

Agent Comments

27/21 Station Rd OAK PARK 3046 (VG)

2 - -

Price: $505,000
Method: Sale
Date: 30/04/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

28/21 Station Rd OAK PARK 3046 (VG)

2 - -

Price: $505,000
Method: Sale
Date: 30/01/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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