

## 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

2/18 MAGNOLIA STREET OAK PARK VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$996,000

Property type

House

Suburb

Oak Park

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

4/28 CURIE AVENUE OAK PARK VIC 3046	\$788,000	25-Jun-25
2/84 SNELL GROVE OAK PARK VIC 3046	\$810,000	24-Jun-25
2/42 CURIE AVENUE OAK PARK VIC 3046	\$835,000	10-May-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: 03 July 2025



**4/28 CURIE AVENUE OAK PARK  
VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup> **\$788,000** Sold Date **25-Jun-25**

Distance **0.3km**



**2/84 SNELL GROVE OAK PARK VIC  
3046**

 3  2  1

Sold Price

**\$810,000** Sold Date **24-Jun-25**

Distance **0.22km**



**2/42 CURIE AVENUE OAK PARK  
VIC 3046**

 3  2  2

Sold Price

**\$835,000** Sold Date **10-May-25**

Distance **0.34km**

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

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