

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

1/35 RHODES PARADE OAK PARK VIC 3046

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

2/13 RHODES PARADE PASCOE VALE VIC 3044	\$580,000	27-Jan-26
6/10 CALLANDER ROAD PASCOE VALE VIC 3044	\$605,000	25-Sep-24
2/3 LEX GROVE OAK PARK VIC 3046	\$585,000	03-Jan-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: 25 March 2026

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**2/13 RHODES PARADE PASCOE
VALE VIC 3044**

2 1 1

Sold Price **\$580,000** Sold Date **27-Jan-26**

Distance **0.29km**



**6/10 CALLANDER ROAD PASCOE
VALE VIC 3044**

2 1 1

Sold Price **\$605,000** Sold Date **25-Sep-24**

Distance **0.34km**



**2/3 LEX GROVE OAK PARK VIC
3046**

2 1 1

Sold Price **\$585,000** Sold Date **03-Jan-25**

Distance **0.31km**

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

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