

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 Highleigh Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$875,000

Property Type House

Suburb Mooroolbark

Period - From 01/01/2024

to

31/12/2024

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	26 Glendale Dr CHIRNSIDE PARK 3116	\$1,150,000	13/11/2024
2	17 Chevalier Cr MOOROOLBARK 3138	\$1,200,000	28/10/2024
3	64 Partridge Way MOOROOLBARK 3138	\$1,280,000	15/10/2024

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:

13/03/2025 10:26



Property Type:
Divorce/Estate/Family Transfers
Land Size: 852 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending December 2024: \$875,000

Comparable Properties



26 Glendale Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 879 sqm approx



17 Chevalier Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 28/10/2024
Property Type: House (Res)
Land Size: 860 sqm approx



64 Partridge Way MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 869 sqm approx