

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

3 FITZGERALD COURT, MOOROOLBARK, VIC 3138

Indicative selling price

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

Price Range: \$780,000 to \$810,000

Median sale price

Median price \$852,500

Property type House

Suburb Mount Evelyn

Period - From 01/01/2024

to

31/12/2024

Source



Comparable property sales

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) 33 STRUAN AVE, MOOROOLBARK, VIC 3138	\$785,000	05/02/2025
2) 13 EASTWOOD CRES, MOOROOLBARK, VIC 3138	\$830,000	10/01/2025
3) 64 ROSS PINCOTT DR, MOOROOLBARK, VIC 3138	\$805,500	15/12/2024

This Statement of Information was prepared on: 12/03/2025