

## 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

4 ROBINA ROAD MONBULK VIC 3793

### 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

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$811,000

Property type

House

Suburb

Monbulk

Period-from

01 Sep 2023

to

31 Aug 2024

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

481 MONBULK ROAD MONBULK VIC 3793	\$800,000	06-Jun-24
16 MURRAY ROAD THE PATCH VIC 3792	\$830,000	27-Mar-24

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: 17 September 2024

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**481 MONBULK ROAD MONBULK VIC 3793** Sold Price **\$800,000** Sold Date **06-Jun-24**  
Distance **1.25km**

 3  1  -



**16 MURRAY ROAD THE PATCH VIC 3792** Sold Price **\$830,000** Sold Date **27-Mar-24**  
Distance **1.37km**

 3  1  -

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

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