

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

26a David Drive, Mooroolbark VIC 3138

Indicative selling price

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

Range between

\$695,000

&

\$730,000

Median sale price

Median price

\$660,500

Property Type

Unit

Suburb

Mooroolbark

Period - From

28/07/2024

to

27/01/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
2/5 Kinta Court Croydon North VIC 3136	\$788,000	13/01/2025
9A Rolloway Rise Chirnside Park VIC 3116	\$710,000	06/12/2024
31A Rodleigh Street Croydon VIC 3136	\$798,000	03/10/2024

This Statement of Information was prepared on:

28/01/2025