

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 4/63 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$653,500 Property Type Unit Suburb Mooroolbark

Period - From 12/02/2024 to 11/02/2025 Source Property Data

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	3/5 Anita St KILSYTH 3137	\$730,000	10/02/2025
2	11/94 Brice Av MOOROOLBARK 3138	\$700,000	15/01/2025
3	1/37 Diane Cr MOOROOLBARK 3138	\$750,000	14/01/2025

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: 12/02/2025 15:24



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

12/02/2024 - 11/02/2025: \$653,500

Comparable Properties



3/5 Anita St KILSYTH 3137 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 10/02/2025

Property Type: Townhouse (Single)

Land Size: 155 sqm approx



11/94 Brice Av MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 15/01/2025

Property Type: Townhouse (Single)



1/37 Diane Cr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 14/01/2025

Property Type: House

Account - Barry Plant | P: 03 9735 3300