Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/21 Daymar Drive, Mooroolbark Vic 3138
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$790,000	&	\$860,000
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Median sale price

Median price	\$880,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/07/2025	to	30/09/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/4 Country Club Dr CHIRNSIDE PARK 3116	\$800,000	31/10/2025
2	146 Hayrick La MOOROOLBARK 3138	\$920,000	19/08/2025
3	4 Royal Av MOOROOLBARK 3138	\$837,000	12/06/2025

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:	13/11/2025 12:07



Date of sale







Indicative Selling Price \$790,000 - \$860,000 **Median House Price** September quarter 2025: \$880,000

Property Type: Agent Comments

Comparable Properties



2/4 Country Club Dr CHIRNSIDE PARK 3116 (REI)

Price: \$800,000 Method: Private Sale Date: 31/10/2025

Property Type: Townhouse (Single) Land Size: 334 sqm approx

Agent Comments











Agent Comments



Price: \$920.000 Method: Private Sale Date: 19/08/2025 Property Type: House Land Size: 596 sqm approx

4 Royal Av MOOROOLBARK 3138 (REI/VG)



Price: \$837,000 Method: Private Sale Date: 12/06/2025 **Property Type:** House Land Size: 439 sqm approx Agent Comments



Account - Barry Plant | P: 03 9735 3300



