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	1/48 Winyard 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 \$720,000 & \$770,000

Median sale price

Median price	\$886,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	3/54 Glen Dhu Rd KILSYTH 3137	\$750,000	22/07/2025
2	1/26 Ervin Rd KILSYTH 3137	\$770,000	23/06/2025
3	2 Adriana Cl MOOROOLBARK 3138	\$720,000	06/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/07/2025 14:21











Property Type:Agent Comments

Indicative Selling Price \$720,000 - \$770,000 Median House Price June quarter 2025: \$886,000

Comparable Properties



3/54 Glen Dhu Rd KILSYTH 3137 (REI)

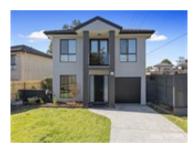


2

Price: \$750,000 **Method:** Private Sale **Date:** 22/07/2025

Property Type: Townhouse (Single) **Land Size:** 168 sqm approx

Agent Comments



1/26 Ervin Rd KILSYTH 3137 (REI)

3





1

Agent Comments

Price: \$770,000 Method: Private Sale Date: 23/06/2025

Property Type: Townhouse (Single) **Land Size:** 277 sqm approx

2 Adriana CI MOOROOLBARK 3138 (REI/VG)

6

1

Agent Comments

Price: \$720,000 **Method:** Private Sale **Date:** 06/06/2025

Property Type: Townhouse (Res) **Land Size:** 133 sqm approx

Account - Barry Plant | P: 03 9735 3300



