

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

1/48 Winyard Drive, Mooroolbark Vic 3138

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

Property 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	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 CI MOOROOLBARK 3138	\$720,000	06/06/2025

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:

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)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 22/07/2025
Property Type: Townhouse (Single)
Land Size: 168 sqm approx



1/26 Ervin Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 23/06/2025
Property Type: Townhouse (Single)
Land Size: 277 sqm approx



2 Adriana Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 06/06/2025
Property Type: Townhouse (Res)
Land Size: 133 sqm approx