

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 DONNE COURT MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 119 PEMBROKE ROAD MOOROOLBARK VIC 3138 | \$762,000 | 04-Mar-25 |
| 82 DRYDEN CONCOURSE MOOROOLBARK VIC 3138 | \$770,000 | 24-Feb-25 |
| 43 TAYLOR ROAD MOOROOLBARK VIC 3138 | \$800,000 | 26-Mar-25 |

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 6 months.~~

This Statement of Information was prepared on: 02 April 2025



119 PEMBROKE ROAD MOOROOLBARK VIC 3138

3 1 2

Sold Price

^{RS}

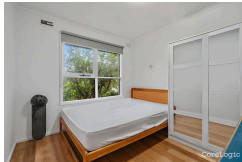
\$762,000

Sold Date

04-Mar-25

Distance

0.41km



82 DRYDEN CONCOURSE MOOROOLBARK VIC 3138

3 1 2

Sold Price

^{RS}

\$770,000

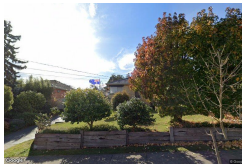
^{UN}

Sold Date

24-Feb-25

Distance

0.49km



43 TAYLOR ROAD MOOROOLBARK VIC 3138

3 1 2

Sold Price

^{RS}

\$800,000

Sold Date

26-Mar-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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