

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

14 Westall Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$873,000

Property Type House

Suburb Mooroolbark

Period - From 01/04/2024

to

31/03/2025

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	261 Manchester Rd MOOROOLBARK 3138	\$730,000	13/03/2025
2	78 Kipling Av MOOROOLBARK 3138	\$710,100	06/12/2024
3	68 Greenslopes Dr MOOROOLBARK 3138	\$670,000	15/11/2024

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:

08/05/2025 13:09

14 Westall Court, Mooroolbark Vic 3138



Ben Degenhardt
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Indicative Selling Price

\$670,000 - \$720,000

Median House Price

Year ending March 2025: \$873,000



3 1 2

Rooms: 4

Property Type: House (Res)

Land Size: 354 sqm approx

Agent Comments

Comparable Properties



261 Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$730,000

Method: Private Sale

Date: 13/03/2025

Property Type: House

Land Size: 530 sqm approx



78 Kipling Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 2

Price: \$710,100

Method: Private Sale

Date: 06/12/2024

Property Type: House

Land Size: 452 sqm approx



68 Greenslopes Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$670,000

Method: Private Sale

Date: 15/11/2024

Property Type: House

Land Size: 433 sqm approx

Account - Barry Plant | P: 03 9735 3300



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