

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 \$695,000

&

\$720,000

Median sale price

Median price \$832,500

Property Type House

Suburb Mooroolbark

Period - From 01/01/2025

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	67 Kipling Av MOOROOLBARK 3138	\$700,000	20/05/2025
2	97 Manchester Rd MOOROOLBARK 3138	\$740,000	28/04/2025
3	13 Wimbledon Ct MOOROOLBARK 3138	\$700,000	06/03/2025

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:

28/05/2025 13:57



 3  1  2

Property Type: House
Land Size: 357 sqm approx
Agent Comments

Indicative Selling Price
 \$695,000 - \$720,000
Median House Price
 March quarter 2025: \$832,500

Comparable Properties



67 Kipling Av MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  1

Price: \$700,000
Method: Private Sale
Date: 20/05/2025
Property Type: House (Res)



97 Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$740,000
Method: Private Sale
Date: 28/04/2025
Property Type: House



13 Wimbledon Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$700,000
Method: Private Sale
Date: 06/03/2025
Property Type: House
Land Size: 385 sqm approx

Account - Barry Plant | P: 03 9735 3300