

# 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 1A Holmes Road Mooroolbark Vic 3138

### Indicative selling price

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

Single price \$\* or range between \$730,000 & \$790,000

### Median sale price

Median price \$790,000 Property type House Suburb Mooroolbark

Period - From 1/04/2025 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	8 Lockhart Court, Kilsyth, Vic 3137	\$ 750,000	26/06/2025
2	53 Balmoral Street, Kilsyth, Vic 3137	\$ 770,000	22/07/2025
3	7 Coolabah Street, Mooroolbark, Vic 3138	\$ 800,000	19/07/2025

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: 11/08/2025 14:51



## 1A Holmes Road, Mooroolbark

3 1 2 1 2 400 m<sup>2</sup>

Price: \$730,000 - \$790,000

## Comparable Properties

### 8 Lockhart Court, Kilsyth, Vic 3137

3 1 1 403m<sup>2</sup> • House

**\$750,000**

Sold on 26 Jun 2025



<https://www.realestate.com.au/sold/property-house-vic-kilsyth-148232624>

### 53 Balmoral Street, Kilsyth, Vic 3137

3 1 2 393m<sup>2</sup> • House

**\$770,000**

Sold on 22 Jul 2025



<https://www.realestate.com.au/sold/property-house-vic-kilsyth-148398356>

### 7 Coolabah Street, Mooroolbark, Vic 3138

3 1 2 445m<sup>2</sup> • House

**\$800,000**

Sold on 19 Jul 2025



<https://www.realestate.com.au/sold/property-house-vic-mooroolbark-148353536>

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