### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	2/3 Monaro Court, Mooroolbark Vic 3138
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$785,000	&	\$850,000
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#### Median sale price

Median price	\$680,000	Pro	perty Type U	nit		Suburb	Mooroolbark
Period - From	04/12/2024	to	03/12/2025	So	urce	Property	/ Data

## 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

Address of comparable property		Price	Date of sale
1	2/36 Batterbee Dr MOOROOLBARK 3138	\$890,000	23/10/2025
2	2/8 Kathy Ct MOOROOLBARK 3138	\$852,000	21/10/2025
3	1/11 Meadow Rd CROYDON NORTH 3136	\$795,000	17/09/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/12/2025 12:55









Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$785,000 - \$850,000 **Median Unit Price** 04/12/2024 - 03/12/2025: \$680,000

# Comparable Properties



2/36 Batterbee Dr MOOROOLBARK 3138 (REI)

**Agent Comments** 

Price: \$890,000 Method: Private Sale Date: 23/10/2025 Property Type: Unit

Land Size: 281 sqm approx

2/8 Kathy Ct MOOROOLBARK 3138 (REI/VG)

**Agent Comments** 

Price: \$852,000 Method: Private Sale Date: 21/10/2025 Property Type: Unit



1/11 Meadow Rd CROYDON NORTH 3136 (REI/VG)

Price: \$795,000

Method: Private Sale Date: 17/09/2025 Property Type: Unit

Land Size: 364 sqm approx

**Agent Comments** 

Account - Ray White Croydon | P: 03 9725 7444





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