

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

2/3 Monaro Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$785,000 & \$850,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Mooroolbark

Period - From 04/12/2024

to 03/12/2025

Source 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	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 comparable properties 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



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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

3 2

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

3 2

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



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

Agent Comments

3 1 2

Price: \$795,000
Method: Private Sale
Date: 17/09/2025
Property Type: Unit
Land Size: 364 sqm approx

Account - Ray White Croydon | P: 03 9725 7444