Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

2/54 Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between	\$595,000	&	\$654,500
Range between	\$595,000	&	\$654,500

Median sale price

Median price	\$660,000	Pro	perty Type	Unit		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

,	and the companion property		Date of care
1	4/9 Cameron Rd CROYDON 3136	\$641,000	06/05/2025
2	8/8-10 Wyuna Wik MOOROOLBARK 3138	\$597,000	14/04/2025
3	54a Winyard Dr MOOROOLBARK 3138	\$650,000	17/01/2025

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:	10/06/2025 16:24



Date of sale







Rooms: 3

Property Type: Unit

Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price \$595,000 - \$654,500 **Median Unit Price** Year ending March 2025: \$660,000

Comparable Properties



4/9 Cameron Rd CROYDON 3136 (REI)

Price: \$641,000

Method: Private Sale Date: 06/05/2025

Property Type: Townhouse (Single) Land Size: 180 sqm approx

Agent Comments



8/8-10 Wyuna Wik MOOROOLBARK 3138 (REI)

2





Agent Comments

Price: \$597,000 Method: Private Sale Date: 14/04/2025 Property Type: Unit

Land Size: 223 sqm approx

54a Winyard Dr MOOROOLBARK 3138 (REI/VG)



Price: \$650,000 Method: Private Sale Date: 17/01/2025 Property Type: Unit

Land Size: 434 sqm approx

Agent Comments

Account - Woodards | P: 0390563899





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