

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

2/54 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

Median sale price

Median price

\$660,000

Property 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 | Price | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 4/9 Cameron Rd CROYDON 3136 | \$641,000 | 06/05/2025 |
| 2 | 8/8-10 Wyuna Wlk 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



 2  1  1

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)

Agent Comments

 2  1  1

Price: \$641,000

Method: Private Sale

Date: 06/05/2025

Property Type: Townhouse (Single)

Land Size: 180 sqm approx



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

Agent Comments

 2  1  2

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)

Agent Comments

 2  1  2

Price: \$650,000

Method: Private Sale

Date: 17/01/2025

Property Type: Unit

Land Size: 434 sqm approx

Account - Woodards | P: 0390563899