

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 WISEMAN ROAD MONBULK VIC 3793

Indicative selling price

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

Single Price

or range
between

\$1,095,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,050

Property type

Other

Suburb

Monbulk

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

393 MONBULK ROAD MONBULK VIC 3793	\$1,109,000	31-May-24
5 RESERVOIR ROAD MONBULK VIC 3793	\$1,140,000	28-Jun-24

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 6 months.

This Statement of Information was prepared on: 22 May 2025



**393 MONBULK ROAD MONBULK
VIC 3793**

 4  2  2

Sold Price **\$1,109,000** Sold Date **31-May-24**

Distance **0.33km**



**5 RESERVOIR ROAD MONBULK VIC
3793**

 3  2  -

Sold Price **\$1,140,000** Sold Date **28-Jun-24**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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