Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	23 Numeralla Street, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$886,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/04/2025	to	30/06/2025		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

Address of comparable property		Price	Date of sale
1	53 Smith Av CROYDON 3136	\$880,000	26/05/2025
2	3 Melissa Ct MOOROOLBARK 3138	\$816,500	30/04/2025
3	74 Woodville Rd MOOROOLBARK 3138	\$875,000	05/04/2025

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:	04/09/2025 12:29





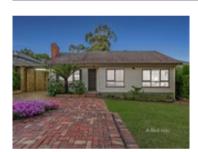


Property Type: House Land Size: 902 sqm approx

Agent Comments

Indicative Selling Price \$800.000 - \$880.000 **Median House Price** June guarter 2025: \$886,000

Comparable Properties



53 Smith Av CROYDON 3136 (REI/VG)

Agent Comments

Price: \$880,000 Method: Private Sale Date: 26/05/2025 Property Type: House Land Size: 836 sqm approx



3 Melissa Ct MOOROOLBARK 3138 (REI/VG)





Price: \$816.500 Method: Private Sale Date: 30/04/2025

Property Type: House (Res) Land Size: 864 sqm approx **Agent Comments**



74 Woodville Rd MOOROOLBARK 3138 (REI/VG)





Price: \$875,000 Method: Private Sale Date: 05/04/2025 Property Type: House Land Size: 883 sqm approx Agent Comments

Account - Harcourts Vermont South | P: 03 98861008





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