

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

3/27 Masefield Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$659,950

Median sale price

Median price

\$685,500

Property Type

Unit

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	Price	Date of sale
1	9/4 Palm Gr KILSYTH 3137	\$670,000	03/06/2025
2	4/9 Moira Rd KILSYTH 3137	\$710,000	27/05/2025
3	1/14 Terrigal Cr KILSYTH 3137	\$695,000	08/04/2025

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:

16/09/2025 13:22



Property Type:
Agent Comments

Indicative Selling Price
\$659,950
Median Unit Price
June quarter 2025: \$685,500

Comparable Properties



9/4 Palm Gr KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 03/06/2025
Property Type: Unit
Land Size: 260 sqm approx

4/9 Moira Rd KILSYTH 3137 (VG)

Agent Comments



Price: \$710,000
Method: Sale
Date: 27/05/2025
Property Type: Flat/Unit/Apartment (Res)

1/14 Terrigal Cr KILSYTH 3137 (VG)

Agent Comments



Price: \$695,000
Method: Sale
Date: 08/04/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 0390563899



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