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

4 MOONSTONE ROAD DONNYBROOK VIC 3064

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 \$660,000 & \$690,00 |
|--|
|--|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$330,000 | Prop | erty type | | Land | Suburb | Donnybrook |
|--------------|-------------|------|-----------|------|--------|--------|------------|
| Period-from | 01 Oct 2024 | to | 30 Sep 2 | 2025 | Source | | Cotality |

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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------------|-----------|--------------|
| 9 | MOONSTONE ROAD DONNYBROOK VIC 3064 | \$699,000 | 26-May-25 |
| 1 | 21 SPRINGS ROAD DONNYBROOK VIC 3064 | \$659,000 | 20-Oct-25 |
| 7 | MOONSTONE ROAD DONNYBROOK VIC 3064 | \$645,000 | 06-May-25 |

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: 28 October 2025

