

## 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**45 PACIFIC DRIVE, MOOROOLBARK, VIC 3138****Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

**\$1,195,000**

to

**\$1,265,000****Median sale price**

Median price

**\$850,000**

Property type

*House*

Suburb

**MOOROOLBARK**

Period - From

**01/04/2024**

to

**31/03/2025**

Source

**Comparable property sales**

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) 27 NATHAN CRT, MOOROOLBARK, VIC 3138	\$1,235,000	28/02/2025
2) 10 PRINCESS CRT, MOOROOLBARK, VIC 3138	\$1,235,000	22/08/2024
3) 19 REGAL TCE, MOOROOLBARK, VIC 3138	\$1,275,000	31/05/2024

This Statement of Information was prepared on: **02/05/2025**