

## 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

6 MOMIL ROAD MOUNT COTTRELL VIC 3024

### Indicative selling price

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

Single Price

TBA

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$308,000

Property type

Land

Suburb

Mount Cottrell

Period-from

01 Nov 2024

to

31 Oct 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:

Address of comparable property

Price

Date of sale

| Address of comparable property            | Price     | Date of sale |
|---|-----------|--------------|
| 33 ROHAB CRESCENT MOUNT COTTRELL VIC 3024 | \$835,000 | 03-Oct-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.

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**33 ROHAB CRESCENT MOUNT  
COTTRELL VIC 3024**

 4  3  2

Sold Price **\$835,000** Sold Date **03-Oct-25**

Distance **0.12km**

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

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