

## 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

68A DAVID HILL ROAD MONBULK VIC 3793

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Monbulk

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

6 DAVID STREET MONBULK VIC 3793	\$715,000	21-Jan-25
64 MOORES ROAD MONBULK VIC 3793	\$725,000	23-Dec-24
72 DAVID HILL ROAD MONBULK VIC 3793	\$700,000	11-Nov-24

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: 27 March 2025



**6 DAVID STREET MONBULK VIC 3793**

3 1 2

Sold Price

**\$715,000**

Sold Date

**21-Jan-25**

Distance

**0.58km**



**64 MOORES ROAD MONBULK VIC 3793**

4 1 5

Sold Price

**\$725,000**

Sold Date

**23-Dec-24**

Distance

**1.15km**



**72 DAVID HILL ROAD MONBULK VIC 3793**

2 1 1

Sold Price

**\$700,000**

Sold Date

**11-Nov-24**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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