

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

7/213 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$839,950

Median sale price

Median price

\$875,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2024

to

31/12/2024

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	2A Belinda CI KILSYTH 3137	\$813,000	19/12/2024
2	3/60 Durham Rd KILSYTH 3137	\$830,000	31/10/2024
3	2/6 Glen Dhu Rd KILSYTH 3137	\$850,000	19/08/2024

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:

20/01/2025 16:10

7/213 Cambridge Road, Mooroolbark Vic 3138



Ashley Hutson
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Indicative Selling Price

\$839,950

Median House Price

Year ending December 2024: \$875,000



4 3 2

Property Type: Townhouse

Land Size: 200 sqm approx

Agent Comments

4 Year old (approx) home in a complex of 20

Comparable Properties



2A Belinda CI KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$813,000

Method: Private Sale

Date: 19/12/2024

Property Type: House

Land Size: 326 sqm approx



3/60 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$830,000

Method: Private Sale

Date: 31/10/2024

Property Type: Unit



2/6 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$850,000

Method: Private Sale

Date: 19/08/2024

Property Type: Unit

Account - Barry Plant | P: 03 9735 3300



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