Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 7 Lithgow Way, Mooroolbark Vic 3138 |
|----------------------|-------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$590,000 & | \$630,000 |
|---------------------------|-----------|
|---------------------------|-----------|

Median sale price

| Median price \$676,000 | Property Type | nit | Suburb | Mooroolbark |
|--------------------------|---------------|--------|--------|-------------|
| Period - From 01/10/2024 | to 30/09/2025 | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 6 Portofino CI MOOROOLBARK 3138 | \$630,000 | 01/11/2025 |
| 2 | 3/28 Winyard Dr MOOROOLBARK 3138 | \$616,000 | 25/10/2025 |
| 3 | 33 Lithgow Way MOOROOLBARK 3138 | \$600,000 | 09/09/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 21/11/2025 10:24 |
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