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	1A Holmes Road Mooroolbark Vic 3138

Indicative selling price

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

Single price	$*	or range between	$730,000	&	$790,000

Median sale price

Median price	$790,000	Property type	House	Suburb	Mooroolbark
Period - From	1/04/2025	to	30/06/2025	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	Price	Date of sale
1	8 Lockhart Court, Kilsyth, Vic 3137	$ 750,000	26/06/2025
2	53 Balmoral Street, Kilsyth, Vic 3137	$ 770,000	22/07/2025
3	7 Coolabah Street, Mooroolbark, Vic 3138	$ 800,000	19/07/2025

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~~.

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Harcourts
John Garnett
P 97625222
M 0425231779
E john.garnett@harcourts.com.au



1A Holmes Road, Mooroolbark

3 | 1 | 2 | 1 | 2 | 400 m²

Price: $730,000 - $790,000

Comparable Properties

8 Lockhart Court, Kilsyth, Vic 3137

3 1 1 403m² • House

$750,000

Sold on 26 Jun 2025



https://www.realestate.com.au/sold/property-house-vic-kilsyth-148232624

53 Balmoral Street, Kilsyth, Vic 3137

3 1 2 393m² • House

$770,000

Sold on 22 Jul 2025



https://www.realestate.com.au/sold/property-house-vic-kilsyth-148398356

7 Coolabah Street, Mooroolbark, Vic 3138

3 1 2 445m² • House

$800,000

Sold on 19 Jul 2025



https://www.realestate.com.au/sold/property-house-vic-mooroolbark-148353536

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