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	175 Townsend Road, Moolap VIC 3224

Indicative selling price

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

Range between $485,000 & $515,000

Median sale price

Median price $184,250 Property Type Unit Suburb Moolap

Period - From 23/07/2025 to 22/01/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Glenae Court St Albans Park VIC 3219	$495,000	20/01/2026
2/3 Bettsons Court Whittington VIC 3219	$495,000	24/11/2025
4/30-32 Enfield Drive St Albans Park VIC 3219	$489,000	13/08/2025

This Statement of Information was prepared on: 23/01/2026