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<br>Including suburb and postcode | 1/14 WORDSWORTH STREET 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 | $680,000 | & | $735,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $680,000 | Property type | Unit | Suburb | Mooroolbark |
| Period-from | 01 Sep 2024 | to | 31 Aug 2025 | 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 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 |
|---|---|---|
| 301 HULL ROAD MOOROOLBARK VIC 3138 | $760,000 | 14-Jul-25 |
| 67 KIPLING AVENUE MOOROOLBARK VIC 3138 | $700,000 | 20-May-25 |
| 38A DRYDEN CONCOURSE MOOROOLBARK VIC 3138 | $729,000 | 01-May-25 |

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: 10 September 2025

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**301 HULL ROAD MOOROOLBARK VIC 3138**

3 1 3

Sold Price **$760,000** Sold Date **14-Jul-25**

Distance **0.33km**



**67 KIPLING AVENUE MOOROOLBARK VIC 3138**

3 1 1

Sold Price **$700,000** Sold Date **20-May-25**

Distance **0.52km**



**38A DRYDEN CONCOURSE MOOROOLBARK VIC 3138**

3 1 2

Sold Price **$729,000** Sold Date **01-May-25**

Distance **0.54km**

**RS** = Recent sale **UN** = Undisclosed Sale

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