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	2/9 MOONA STREET BURWOOD EAST VIC 3151

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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$654,000	Property type	Unit	Suburb	Burwood East
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
2/46 DARBYSHIRE ROAD MOUNT WAVERLEY VIC 3149	$1,040,000	30-Jun-25
1/37 EDINBURGH ROAD BLACKBURN SOUTH VIC 3130	$985,000	05-Apr-25
46 TAINTON ROAD BURWOOD EAST VIC 3151	$932,500	27-Mar-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: 24 September 2025

Harcourts
Connor Sun
M 0450 250 126
E connor.sun@harcourts.com.au

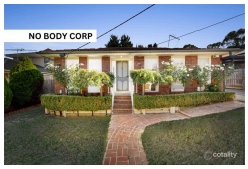


2/46 DARBYSHIRE ROAD MOUNT WAVERLEY VIC 3149

3 2 1

Sold Price **$1,040,000** Sold Date **30-Jun-25**

Distance **1.97km**



1/37 EDINBURGH ROAD BLACKBURN SOUTH VIC 3130

3 2 1

Sold Price **$985,000** Sold Date **05-Apr-25**

Distance **1.76km**



46 TAINTON ROAD BURWOOD EAST VIC 3151

3 2 1

Sold Price **$932,500** Sold Date **27-Mar-25**

Distance **1.76km**

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

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