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	2/54 Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between $595,000 & $654,500

Median sale price

Median price $660,000 Property Type Unit Suburb Mooroolbark

Period - From 01/04/2024 to 31/03/2025 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	4/9 Cameron Rd CROYDON 3136	$641,000	06/05/2025
2	8/8-10 Wyuna Wlk MOOROOLBARK 3138	$597,000	14/04/2025
3	54a Winyard Dr MOOROOLBARK 3138	$650,000	17/01/2025

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.~~

This Statement of Information was prepared on: 10/06/2025 16:24

2/54 Winyard Drive, Mooroolbark Vic 3138



2 1 1

Rooms: 3
Property Type: Unit
Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price
$595,000 - $654,500
Median Unit Price
Year ending March 2025: $660,000

Comparable Properties



4/9 Cameron Rd CROYDON 3136 (REI)

2 1 1

Price: $641,000
Method: Private Sale
Date: 06/05/2025
Property Type: Townhouse (Single)
Land Size: 180 sqm approx

Agent Comments



8/8-10 Wyuna Wlk MOOROOLBARK 3138 (REI)

2 1 2

Price: $597,000
Method: Private Sale
Date: 14/04/2025
Property Type: Unit
Land Size: 223 sqm approx

Agent Comments



54a Winyard Dr MOOROOLBARK 3138 (REI/VG)

2 1 2

Price: $650,000
Method: Private Sale
Date: 17/01/2025
Property Type: Unit
Land Size: 434 sqm approx

Agent Comments

Account - Woodards | P: 0390563899

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