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	4/29 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Single price $800,000

Median sale price

Median price $850,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2023 to 30/09/2024 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	20 Timms Av CROYDON 3136	$830,000	03/01/2025
2	14a Krowera St MOOROOLBARK 3138	$842,000	16/12/2024
3	11a Monomeith St MOOROOLBARK 3138	$760,000	03/11/2024

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: 15/01/2025 13:56

4/29 Cambridge Road, Mooroolbark Vic 3138

FLETCHERS



3 2 2

Property Type: House
Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price
$800,000
Median House Price
Year ending September 2024: $850,000

Comparable Properties



20 Timms Av CROYDON 3136 (REI)

3 2 2

Price: $830,000
Method: Private Sale
Date: 03/01/2025
Property Type: House
Land Size: 329 sqm approx

Agent Comments

This property has the same configuration being 3 bed 2 bath and 2 car. However this property is in the neighbouring suburb next door where sale prices are stronger. The overall land size is a touch larger also and internally is more modern.This one sits above the range.



14a Krowera St MOOROOLBARK 3138 (REI)

3 2 2

Price: $842,000
Method: Private Sale
Date: 16/12/2024
Property Type: Townhouse (Single)
Land Size: 370 sqm approx

Agent Comments

This property also has the same configuration being a 3 bed 2 bath 2 car LUG. However this property also has a more modern and spacious feel inside. Plus is in a quieter pocket in Mooroolbark. This one also sits above the top of the range.



11a Monomeith St MOOROOLBARK 3138 (REI)

3 2 2

Price: $760,000
Method: Private Sale
Date: 03/11/2024
Property Type: House
Land Size: 429 sqm approx

Agent Comments

This property has the same configuration being 3 bed 2 bath and 2car LUG however the overall land size is larger. The location of this property is in a less sought after pocket in Mooroolbark. This property is the back house on a dual occupied block this one below the range.

Account - Fletchers | P: 03 9836 2626

REIV THE DIFFERENCE

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