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	2/232 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $886,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2025 to 30/06/2025 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	13 Ellis Ct MOOROOLBARK 3138	$1,460,000	16/05/2025
2	89 Pine Rd MOOROOLBARK 3138	$1,600,000	26/04/2025
3	283 Cambridge Rd MOOROOLBARK 3138	$1,380,000	08/04/2025

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: 01/10/2025 12:44

2/232 Cambridge Road, Mooroolbark Vic 3138

JellisCraig

Chris Clerke
9870 6211
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Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2025: $886,000



4 2 4

Property Type: House
Land Size: 3716 sqm approx

Agent Comments

Comparable Properties



13 Ellis Ct MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,460,000
Method: Private Sale
Date: 16/05/2025
Property Type: House (Res)
Land Size: 2081 sqm approx

Agent Comments



89 Pine Rd MOOROOLBARK 3138 (REI/VG)

4 3 3

Price: $1,600,000
Method: Auction Sale
Date: 26/04/2025
Property Type: House (Res)
Land Size: 4431 sqm approx

Agent Comments



283 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

5 2 18

Price: $1,380,000
Method: Private Sale
Date: 08/04/2025
Property Type: House
Land Size: 34398.31 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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