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	173 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $700,000 & $770,000

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	301 Hull Rd MOOROOLBARK 3138	$760,000	14/07/2025
2	67 Kipling Av MOOROOLBARK 3138	$700,000	20/05/2025
3	38a Dryden Conc MOOROOLBARK 3138	$729,000	01/05/2025

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 15:45

173 Cambridge Road, Mooroolbark Vic 3138

Ash Thompson
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3 1 1

Property Type: House
Land Size: 516 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
June quarter 2025: $886,000

Comparable Properties



301 Hull Rd MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $760,000
Method: Private Sale
Date: 14/07/2025
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments



67 Kipling Av MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $700,000
Method: Private Sale
Date: 20/05/2025
Property Type: House (Res)
Land Size: 409 sqm approx

Agent Comments



38a Dryden Conc MOOROOLBARK 3138 (REI/VG)

3 1 2

Price: $729,000
Method: Private Sale
Date: 01/05/2025
Property Type: Unit
Land Size: 454 sqm approx

Agent Comments

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