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: 4/21-25 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between: $830,000 & $880,000

Median sale price

Median price: $676,000 Property Type: Unit Suburb: Mooroolbark

Period - From: 01/10/2024 to: 30/09/2025 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	5/19 Braemar St CROYDON 3136	$885,000	16/08/2025
2	11A CherylInne Cr KILSYTH 3137	$875,000	20/05/2025
3			

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: 07/10/2025 15:21

JellisCraig



3 2 2

Property Type: Unit
Land Size: 637 sqm approx

Agent Comments

Indicative Selling Price
$830,000 - $880,000
Median Unit Price
Year ending September 2025: $676,000

Comparable Properties



5/19 Braemar St CROYDON 3136 (REI)

3 2 2

Price: $885,000
Method: Private Sale
Date: 16/08/2025
Property Type: Townhouse (Single)
Land Size: 475 sqm approx

Agent Comments



11A Cherylnne Cr KILSYTH 3137 (REI/VG)

3 2 2

Price: $875,000
Method: Private Sale
Date: 20/05/2025
Property Type: House (Res)
Land Size: 373 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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