

# 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

1/19 Central Avenue, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$640,000

&

\$695,000

### 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 | 5/1 Ervin Rd KILSYTH 3137      | \$701,670 | 13/08/2025   |
| 2 | 6/23 William Rd CROYDON 3136   | \$660,000 | 08/08/2025   |
| 3 | 15 Venetian Ct CROYDON 3136    | \$662,000 | 16/07/2025   |

**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:

21/08/2025 12:32



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$695,000  
**Median House Price**  
June quarter 2025: \$886,000

## Comparable Properties



**5/1 Ervin Rd KILSYTH 3137 (REI)**  
 2  1  2

**Agent Comments**

**Price:** \$701,670  
**Method:** Private Sale  
**Date:** 13/08/2025  
**Property Type:** Unit  
**Land Size:** 228 sqm approx



**6/23 William Rd CROYDON 3136 (REI)**  
 2  1  1

**Agent Comments**

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 08/08/2025  
**Property Type:** Townhouse (Single)



**15 Venetian Ct CROYDON 3136 (REI/VG)**  
 2  1  2

**Agent Comments**

**Price:** \$662,000  
**Method:** Private Sale  
**Date:** 16/07/2025  
**Property Type:** House  
**Land Size:** 298 sqm approx

**Account - Barry Plant | P: 03 9735 3300**



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