

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

3/48 Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$600,000

&

\$620,000

Median sale price

Median price

\$685,500

Property Type

Unit

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	6/51 Cambridge Rd MOOROOLBARK 3138	\$604,000	12/08/2025
2	2/196 Hull Rd MOOROOLBARK 3138	\$600,000	01/08/2025
3	9 Erinvale CI MOOROOLBARK 3138	\$600,000	23/06/2025

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:

15/09/2025 10:13



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$620,000
Median Unit Price
June quarter 2025: \$685,500

Comparable Properties



6/51 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$604,000
Method: Private Sale
Date: 12/08/2025
Property Type: Unit
Land Size: 171 sqm approx



2/196 Hull Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 01/08/2025
Property Type: Unit
Land Size: 129 sqm approx



9 Erinvale CI MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 23/06/2025
Property Type: Townhouse (Single)