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	68 Cardigan Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $859,250 Property Type House Suburb Mooroolbark

Period - From 06/10/2024 to 05/10/2025 Source Property Data

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	111 Carronvale Rd MOOROOLBARK 3138	$740,000	15/07/2025
2	163 Manchester Rd MOOROOLBARK 3138	$690,000	15/05/2025
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: 06/10/2025 17:06

68 Cardigan Road, Mooroolbark Vic 3138



3 1 2

Property Type: Unit
Land Size: 441 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
06/10/2024 - 05/10/2025: $859,250

Comparable Properties



111 Carronvale Rd MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $740,000
Method: Private Sale
Date: 15/07/2025
Property Type: House
Land Size: 441 sqm approx

Agent Comments



163 Manchester Rd MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $690,000
Method: Private Sale
Date: 15/05/2025
Property Type: House (Res)

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

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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