

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
1/15 Shakespeare Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$910,000 Property Type House Suburb Mooroolbark
Period - From 01/10/2025 to 31/12/2025 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	8 Cunningham Rd LILYDALE 3140	\$1,280,000	19/09/2025
2	38 Parker Dr LILYDALE 3140	\$1,180,000	08/08/2025
3	8 Cunningham Rd LILYDALE 3140	\$1,280,000	07/08/2025

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:

28/01/2026 12:45



Property Type:

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2025: \$910,000

Comparable Properties



8 Cunningham Rd LILYDALE 3140 (REI)



Agent Comments

Price: \$1,280,000

Method: Private Sale

Date: 19/09/2025

Property Type: House

Land Size: 427 sqm approx



38 Parker Dr LILYDALE 3140 (REI/VG)



Agent Comments

Price: \$1,180,000

Method: Private Sale

Date: 08/08/2025

Property Type: House (Res)

Land Size: 350 sqm approx



8 Cunningham Rd LILYDALE 3140 (VG)



Agent Comments

Price: \$1,280,000

Method: Sale

Date: 07/08/2025

Property Type: House (Res)

Land Size: 425 sqm approx

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