

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

2 Charlotte Place, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$683,000 Property Type Unit Suburb Mooroolbark

Period - From 02/03/2025 to 01/03/2026 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	3/14 Glen Dhu Rd KILSYTH 3137	\$711,000	18/11/2025
2	3/9 Crinan St KILSYTH 3137	\$690,000	18/09/2025
3	6 Premier CI MOOROOLBARK 3138	\$632,000	18/08/2025

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: 02/03/2026 14:41



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Property Type: Unit
Land Size: 181 sqm approx
 Agent Comments

Indicative Selling Price
 \$640,000 - \$690,000
Median Unit Price
 02/03/2025 - 01/03/2026: \$683,000

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.

Comparable Properties



3/14 Glen Dhu Rd KILSYTH 3137 (VG)

Agent Comments

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Price: \$711,000
Method: Sale
Date: 18/11/2025
Property Type: Flat/Unit/Apartment (Res)



3/9 Crinan St KILSYTH 3137 (REI/VG)

Agent Comments

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Price: \$690,000
Method: Private Sale
Date: 18/09/2025
Property Type: Unit
Land Size: 156 sqm approx



6 Premier Ct MOOROOLBARK 3138 (VG)

Agent Comments

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Price: \$632,000
Method: Sale
Date: 18/08/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355