## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| 9 Empire Drive, Mooroolbark Vic 3138 |
|--------------------------------------|
|                                      |
|                                      |
|                                      |
|                                      |

#### Indicative selling price

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

| Range between \$1,300,000 | & | \$1,400,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

### Median sale price

| Median price  | \$886,000  | Pro | perty 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

| Add | dress of comparable property      | Price       | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1   | 45 Pacific Dr MOOROOLBARK 3138    | \$1,225,000 | 30/05/2025   |
| 2   | 23 Tiverton Cirt MOOROOLBARK 3138 | \$1,380,000 | 19/04/2025   |
| 3   | 5 Gallagher Cr LILYDALE 3140      | \$1,385,000 | 07/04/2025   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 29/07/2025 15:29 |
|--|------------------|













**Property Type:** House **Land Size:** 688 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2025: \$886,000

# Comparable Properties



45 Pacific Dr MOOROOLBARK 3138 (REI)

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4





**3** 2

**Agent Comments** 

Price: \$1,225,000 Method: Private Sale Date: 30/05/2025 Property Type: House Land Size: 643 sqm approx



23 Tiverton Cirt MOOROOLBARK 3138 (REI/VG)

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4







Agent Comments

Price: \$1,380,000 Method: Auction Sale Date: 19/04/2025 Property Type: House Land Size: 668 sqm approx



5 Gallagher Cr LILYDALE 3140 (REI)

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1





2

Agent Comments

Price: \$1,385,000 Method: Private Sale Date: 07/04/2025

**Property Type:** House (Res) **Land Size:** 545 sqm approx

Account - Ray White Croydon | P: 03 9725 7444





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