

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 DONNE COURT MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Mooroolbark

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

5 DEBORAH STREET KILSYTH VIC 3137	\$790,000	26-Feb-25
27 LANCASTER ROAD MOOROOLBARK VIC 3138	\$780,000	18-Dec-24
25 LAWSON ROAD MOOROOLBARK VIC 3138	\$770,000	30-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 22 May 2025



5 DEBORAH STREET KILSYTH VIC 3137

3 1 2

Sold Price

^{RS}

\$790,000

Sold Date

26-Feb-25

Distance

1.91km



27 LANCASTER ROAD MOOROOLBARK VIC 3138

4 1 2

Sold Price

\$780,000

Sold Date

18-Dec-24

Distance

1.12km



25 LAWSON ROAD MOOROOLBARK VIC 3138

3 1 2

Sold Price

\$770,000

Sold Date

30-Jan-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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