

## 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

70 GREENSLOPES DRIVE MOOROOLBARK VIC 3138

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$873,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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

6 ERANG COURT MOOROOLBARK VIC 3138	\$715,000	22-May-25
37 CHARLES STREET MOOROOLBARK VIC 3138	\$710,000	09-Aug-25
35 CROYDONDALE DRIVE MOOROOLBARK VIC 3138	\$761,000	10-Jul-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: 02 September 2025



**6 ERANG COURT MOOROOLBARK VIC 3138**

3 1 2

Sold Price

**\$715,000**

Sold Date

**22-May-25**

Distance

**1.21km**



**37 CHARLES STREET MOOROOLBARK VIC 3138**

3 1 2

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**09-Aug-25**

Distance

**1.85km**



**35 CROYDONDALE DRIVE MOOROOLBARK VIC 3138**

3 1 2

Sold Price

<sup>RS</sup> **\$761,000**

Sold Date

**10-Jul-25**

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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