

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

7 Coolabah Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$695,000

&

\$750,000

Median sale price

Median price \$832,500

Property Type House

Suburb Mooroolbark

Period - From 01/01/2025

to

31/03/2025

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	10 Marlow St MOOROOLBARK 3138	\$731,000	21/06/2025
2	14 Westall Ct MOOROOLBARK 3138	\$710,000	17/06/2025
3	1/15 Ricky Ct MOOROOLBARK 3138	\$701,000	28/05/2025

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:

01/07/2025 13:28



3 1 2

Property Type: House

Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price

\$695,000 - \$750,000

Median House Price

March quarter 2025: \$832,500

Comparable Properties



10 Marlow St MOOROOLBARK 3138 (REI)

Agent Comments

3 1 1

Price: \$731,000

Method: Private Sale

Date: 21/06/2025

Property Type: House

Land Size: 392 sqm approx



14 Westall Ct MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$710,000

Method: Private Sale

Date: 17/06/2025

Property Type: House

Land Size: 357 sqm approx



1/15 Ricky Ct MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$701,000

Method: Private Sale

Date: 28/05/2025

Property Type: Unit

Land Size: 350 sqm approx

Account - Jellis Craig | P: 03 9726 8888