

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

6/51 Cambridge Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Mooroolbark

Period - From 01/07/2024

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	Price	Date of sale
1	2/69 Manchester Rd MOOROOLBARK 3138	\$590,000	01/06/2025
2	3 Max CI MOOROOLBARK 3138	\$595,000	19/04/2025
3	8/8-10 Wyuna Wlk MOOROOLBARK 3138	\$597,000	14/04/2025

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:

23/07/2025 08:41

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Property Type: Unit
Land Size: 171 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending June 2025: \$670,000

Comparable Properties



2/69 Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments

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Price: \$590,000
Method: Private Sale
Date: 01/06/2025
Property Type: Townhouse (Single)



3 Max CI MOOROOLBARK 3138 (REI/VG)

Agent Comments

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Price: \$595,000
Method: Private Sale
Date: 19/04/2025
Property Type: Townhouse (Single)



8/8-10 Wyuna Wik MOOROOLBARK 3138 (REI)

Agent Comments

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Price: \$597,000
Method: Private Sale
Date: 14/04/2025
Property Type: Unit
Land Size: 223 sqm approx

Account - Jellis Craig | P: 03 9726 8888