

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

3/32 Felix Grove, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$800,000

&

\$880,000

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	7/213 Cambridge Rd MOOROOLBARK 3138	\$817,500	26/03/2025
2	3 Lotus Cl MOOROOLBARK 3138	\$825,000	21/03/2025
3	3/6 Hartwell Ct MOOROOLBARK 3138	\$850,000	19/03/2025

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:

28/07/2025 14:55

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending June 2025: \$670,000



4 2 2

Property Type: Unit

Land Size: 183 sqm approx

Agent Comments

Comparable Properties



7/213 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 3 2

Price: \$817,500

Method: Private Sale

Date: 26/03/2025

Property Type: House



3 Lotus CI MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$825,000

Method: Private Sale

Date: 21/03/2025

Property Type: Townhouse (Single)

Land Size: 181 sqm approx



3/6 Hartwell Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

Price: \$850,000

Method: Private Sale

Date: 19/03/2025

Property Type: Townhouse (Single)

Land Size: 860 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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