

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

2/32 Felix Grove, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$750,000

&

\$825,000

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 Violet La CROYDON 3136	\$822,000	07/05/2025
2	3 Lotus Cl MOOROOLBARK 3138	\$825,000	21/03/2025
3	4/66 Lincoln Rd CROYDON 3136	\$820,000	21/03/2025

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:

05/08/2025 09:14

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending June 2025: \$670,000



3 2 2

Property Type: Unit

Land Size: 213 sqm approx

Agent Comments

Comparable Properties



2 Violet La CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$822,000

Method: Private Sale

Date: 07/05/2025

Property Type: House

Land Size: 307 sqm approx



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



4/66 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$820,000

Method: Private Sale

Date: 21/03/2025

Property Type: Unit

Land Size: 230 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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