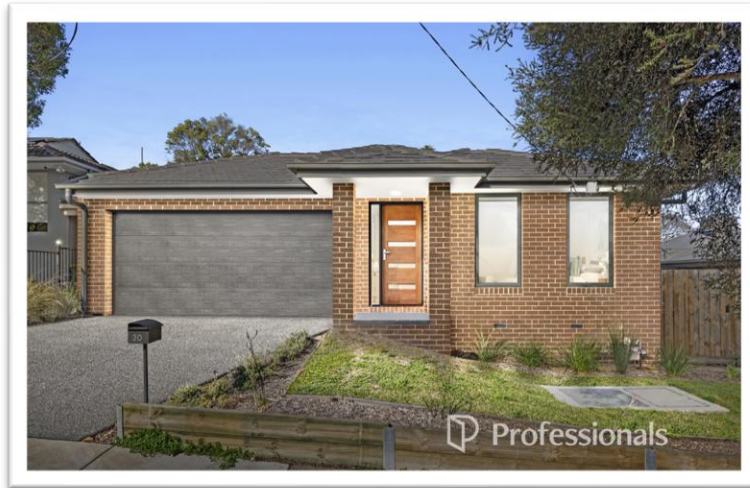


Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode**30 MARLOW STREET, MOOROOLBARK, VIC 3138****Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquotingPrice Range: **\$830,000** to **\$880,000****Median sale price**Median price **\$855,000** Property type **House** Suburb **MOOROOLBARK**Period - From **01/07/2024** to **30/06/2025** Source **Comparable property sales**

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) 343A HULL RD, MOOROOLBARK, VIC 3138	\$899,000	18/07/2025
2) 22A CHEVALIER CRES, MOOROOLBARK, VIC 3138	\$850,000	10/07/2025
3) 34 AINTREE ST, MOOROOLBARK, VIC 3138	\$847,500	04/06/2025

This Statement of Information was prepared on: **05/08/2025**