

# 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

4 Erinvale Close, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$590,000

### Median sale price

Median price

\$667,500

Property Type

Townhouse

Suburb

Mooroolbark

Period - From

30/06/2024

to

29/06/2025

Source

Property Data

### 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 Cl MOOROOLBARK 3138	\$595,000	19/04/2025
3	23 Lithgow Way MOOROOLBARK 3138	\$562,000	20/03/2025

**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:

30/06/2025 11:26

4 Erinvale Close, Mooroolbark Vic 3138

**Jellis  
Craig**

Michael Duffield

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**Indicative Selling Price**

\$550,000 - \$590,000

**Median Townhouse Price**

30/06/2024 - 29/06/2025: \$667,500



2 1 1

**Property Type:** Townhouse

**Land Size:** 74 sqm approx

**Agent Comments**

## Comparable Properties



**2/69 Manchester Rd MOOROOLBARK 3138 (REI)**

**Agent Comments**

2 1 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 01/06/2025

**Property Type:** Townhouse (Single)



**3 Max CI MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 19/04/2025

**Property Type:** Townhouse (Single)



**23 Lithgow Way MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$562,000

**Method:** Private Sale

**Date:** 20/03/2025

**Property Type:** House (Res)

**Account - Jellis Craig** | P: 03 9726 8888



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