

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 PREMIER CLOSE MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

4/9 CAMERON ROAD CROYDON VIC 3136	\$641,000	06-May-25
2/27 DIANE CRESCENT MOOROOLBARK VIC 3138	\$643,000	11-Feb-25
3 MAX CLOSE MOOROOLBARK VIC 3138	\$595,000	19-Apr-25

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 6 months.

This Statement of Information was prepared on: 11 July 2025



4/9 CAMERON ROAD CROYDON VIC 3136

2 1 1

Sold Price

\$641,000

Sold Date **06-May-25**

Distance **0.29km**



2/27 DIANE CRESCENT MOOROOLBARK VIC 3138

2 1 1

Sold Price

\$643,000

Sold Date **11-Feb-25**

Distance **0.62km**



3 MAX CLOSE MOOROOLBARK VIC 3138

2 1 1

Sold Price

\$595,000

Sold Date **19-Apr-25**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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