

# 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

20 Marlow Street, Mooroolbark Vic 3138

### Indicative selling price

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

Single price

\$749,950

### Median sale price

Median price

\$860,000

Property Type

House

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 | 6 Erang Ct MOOROOLBARK 3138      | \$715,000 | 22/05/2025   |
| 2 | 12 Bimbadeen Dr MOOROOLBARK 3138 | \$715,000 | 04/02/2025   |
| 3 | 21 Barker Dr MOOROOLBARK 3138    | \$740,000 | 31/01/2025   |

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:

21/07/2025 16:21

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**Indicative Selling Price**  
\$749,950

**Median House Price**  
Year ending June 2025: \$860,000



3 2 1

**Property Type:** House  
**Land Size:** 870 sqm approx  
**Agent Comments**

## Comparable Properties



**6 Erang Ct MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 1 4

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 22/05/2025  
**Property Type:** House (Res)  
**Land Size:** 953 sqm approx



**12 Bimbadeen Dr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

4 1 -

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 04/02/2025  
**Property Type:** House  
**Land Size:** 868 sqm approx



**21 Barker Dr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 31/01/2025  
**Property Type:** House  
**Land Size:** 871 sqm approx