

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 2/26-28 Marlow St Mooroolbark

Including suburb and
postcode

Indicative selling price

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

Single price \$685,000 or range between \$* & \$

Median sale price

Median price	\$684,000	Property Type	Unit	Suburb	Mooroolbark
Period - From	29/01/25	to	28/02/26	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 2/8 Idinia St Kilsyth	\$710,000	20/12/25
2 3/14 Glen Dhu Road Kilsyth	\$711,000	18/11/25
3 2/15 Ricky Court Mooroolbark	\$675,000	02/01/26

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: 01/02/26