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	9 ERINVALE 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	$550,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Mooroolbark
Period-from	01 Jun 2024	to	31 May 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.

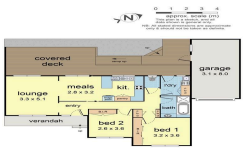
Address of comparable property	Price	Date of sale
2/63-65 SURREY ROAD EAST CROYDON VIC 3136	615000	06-Mar-25
1/10-12 RAY STREET CROYDON VIC 3136	565000	12-Mar-25
2/15 PLUMER STREET CROYDON VIC 3136	672000	11-Mar-25

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: 04 June 2025

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2/63-65 SURREY ROAD EAST CROYDON VIC 3136

2 1 1

Sold Price **615000** Sold Date **06-Mar-25**

Distance **1.8km**



1/10-12 RAY STREET CROYDON VIC 3136

2 1 1

Sold Price **565000** Sold Date **12-Mar-25**

Distance **0.91km**



2/15 PLUMER STREET CROYDON VIC 3136

2 1 1

Sold Price RS **672000** Sold Date **11-Mar-25**

Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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