

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

3/46 Sherlock Road, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$670,000

Median sale price

Median price \$668,750

Property Type Unit

Suburb Mooroolbark

Period - From 20/07/2025

to 19/07/2026

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	2/70 Hewish Rd CROYDON 3136	\$645,000	27/05/2026
2	6/1 Rawlinson ST CROYDON 3136	\$660,000	30/03/2026
3	4/20 Norman Rd CROYDON 3136	\$670,000	18/03/2026

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:

20/07/2026 11:30

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Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

20/07/2025 - 19/07/2026: \$668,750



3 1 1

Property Type: Unit

Land Size: 271 sqm approx

Agent Comments

Comparable Properties



2/70 Hewish Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$645,000

Method: Private Sale

Date: 27/05/2026

Property Type: Unit



6/1 Rawlinson ST CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 30/03/2026

Property Type: Unit

Land Size: 270 sqm approx



4/20 Norman Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 18/03/2026

Property Type: Unit

Land Size: 180 sqm approx