

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

61a Dryden Concourse, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Mooroolbark

Period - From

01/07/2025

to

30/06/2026

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	45A CherylInne Cr KILSYTH 3137	\$785,000	10/06/2026
2	29a Ballantyne Cr KILSYTH 3137	\$791,500	13/03/2026
3	6 Dryden Conc MOOROOLBARK 3138	\$782,500	07/02/2026

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:

21/07/2026 13:33



Property Type:

Agent Comments

Indicative Selling Price

\$750,000 - \$810,000

Median Unit Price

Year ending June 2026: \$700,000

Comparable Properties



45A Cherylnne Cr KILSYTH 3137 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 10/06/2026

Property Type: House (Res)

Land Size: 324 sqm approx



29a Ballantyne Cr KILSYTH 3137 (REI)

Agent Comments



Price: \$791,500

Method: Private Sale

Date: 13/03/2026

Property Type: House (Res)

Land Size: 274 sqm approx



6 Dryden Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$782,500

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 414 sqm approx

Account - Woodards | P: 0390563899