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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 7 Parkhill Close 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 \$680,000 or range between \$* & \$

Median sale price

Median price \$692,262 Property Type Townhouse Suburb Mooroolbark

Period - From 10/04/25 to 09/04/26 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 Heath Close Mooroolbark	\$700,500	17/03/26
2 2/26-28 Marlow St Mooroolbark	\$700,000	09/02/26
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: 14/04/26