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	261-263 OLINDA-MONBULK ROAD MONBULK VIC 3793

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	$1,195,000	&	$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	Farm	Suburb	Monbulk
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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
530-532 MONBULK ROAD MONBULK VIC 3793	$1,208,000	11-Jan-25
8 IDA GROVE OLINDA VIC 3788	$1,203,000	27-Apr-25
155 EMERALD-MONBULK ROAD EMERALD VIC 3782	$1,230,000	11-Oct-24

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: 19 November 2025

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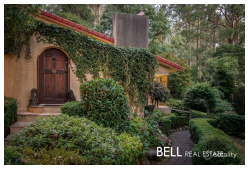


530-532 MONBULK ROAD MONBULK VIC 3793

5 2 4

Sold Price **$1,208,000** Sold Date **11-Jan-25**

Distance **0.63km**



8 IDA GROVE OLINDA VIC 3788

5 2 3

Sold Price **$1,203,000** Sold Date **27-Apr-25**

Distance **1.95km**



155 EMERALD-MONBULK ROAD EMERALD VIC 3782

4 2 5

Sold Price **$1,230,000** Sold Date **11-Oct-24**

Distance **4.57km**

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

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