

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

47 RANKINS 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

\$1,095,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,500

Property type

House

Suburb

Monbulk

Period-from

01 Apr 2025

to

31 Mar 2026

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

33 MOORES ROAD MONBULK VIC 3793	\$1,165,000	28-Jan-26
80 DAVID HILL ROAD MONBULK VIC 3793	\$1,187,000	22-Oct-25
238 EMERALD-MONBULK ROAD MONBULK VIC 3793	\$1,250,000	03-Feb-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 6 months.~~

This Statement of Information was prepared on: 21 April 2026



33 MOORES ROAD MONBULK VIC 3793

Sold Price

^{RS} **\$1,165,000**

Sold Date

28-Jan-26

 4  2  3

Distance

2.05km



80 DAVID HILL ROAD MONBULK VIC 3793

Sold Price

\$1,187,000

Sold Date

22-Oct-25

 4  2  8

Distance

0.9km



238 EMERALD-MONBULK ROAD MONBULK VIC 3793

Sold Price

\$1,250,000

Sold Date

03-Feb-26

 4  2  4

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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