

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

220 Emerald-monbulk Road, Monbulk, Vic 3793

Indicative selling price

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

range between \$780,000 & \$820,000

Median sale price

Median price \$882,000 Property type *House* Suburb Monbulk

Period - From 01/03/2025 to 28/02/2026 Source  PropTrack

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
7 Moxhams Road, Monbulk, VIC 3793	\$745,000	28/11/2025
28 Hunter Street, Monbulk, VIC 3793	\$802,000	13/11/2025
230 Olinda-Monbulk Road, Monbulk, VIC 3793	\$882,000	09/10/2025

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: 31/03/2026