



## 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

206 COOLART ROAD,

Suburb & post  
code

MOOROODUC, VIC, 3931.

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*

or range between

\$1,550,000

\$1,650,000

Median sale price No median house price for Moorooduc Source [www.realestate.com.au](http://www.realestate.com.au)  
January 2025 – January 2026

### Comparable property sales (\*Delete A or B below as applicable)

**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: 9<sup>th</sup> January, 2026