

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

6 MOMIL ROAD MOUNT COTTRELL VIC 3024

Indicative selling price

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

Single Price

TBA

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$308,000

Property type

Land

Suburb

Mount Cottrell

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

33 ROHAB CRESCENT MOUNT COTTRELL VIC 3024	\$835,000	03-Oct-25

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: 20 November 2025

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**33 ROHAB CRESCENT MOUNT
COTTRELL VIC 3024**

 4  3  2

Sold Price

\$835,000

Sold Date

03-Oct-25

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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