

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

15 Myoora Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$875,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2024 to 31/12/2024 Source REIV

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
1	2 Boyd Ct MOOROOLBARK 3138	\$902,000	26/02/2025
2	9 Krystal Ct MOOROOLBARK 3138	\$968,500	20/02/2025
3	11 Barina Av MOOROOLBARK 3138	\$880,500	04/11/2024

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:

12/03/2025 13:49



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 865 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$920,000
Median House Price
 December quarter 2024: \$875,000

Comparable Properties



2 Boyd CI MOOROOLBARK 3138 (REI)

Agent Comments

3 2 3

Price: \$902,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 856 sqm approx



9 Krystal Ct MOOROOLBARK 3138 (REI)

Agent Comments

3 2 4

Price: \$968,500
Method: Private Sale
Date: 20/02/2025
Property Type: House (Res)
Land Size: 851 sqm approx



11 Barina Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$880,500
Method: Private Sale
Date: 04/11/2024
Property Type: House (Res)
Land Size: 866 sqm approx

Account - Barry Plant | P: 03 9735 3300