

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

11/94 Brice Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$685,500

Property Type Unit

Suburb Mooroolbark

Period - From 01/04/2025

to

30/06/2025

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	98 Winyard Dr MOOROOLBARK 3138	\$710,000	08/07/2025
2	29 Spriggs Dr CROYDON 3136	\$690,000	11/06/2025
3	45 Glen Dhu Rd KILSYTH 3137	\$700,000	22/02/2025

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:

23/07/2025 13:59



 3  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

June quarter 2025: \$685,500

Comparable Properties



98 Winyard Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$710,000

Method: Private Sale

Date: 08/07/2025

Property Type: House



29 Spriggs Dr CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$690,000

Method: Sold Before Auction

Date: 11/06/2025

Property Type: House (Res)

Land Size: 171 sqm approx



45 Glen Dhu Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$700,000

Method: Private Sale

Date: 22/02/2025

Property Type: House