Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	11 Brack Court, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 & \$980,000	Range between	\$900,000	&	\$980,000
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Median sale price

Median price	\$880,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/07/2025	to	30/09/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	27 Rouke St LILYDALE 3140	\$950,000	01/08/2025
2	41 Grandvalley Dr CHIRNSIDE PARK 3116	\$967,777	09/07/2025
3	16 Avalon St MOOROOLBARK 3138	\$940,000	19/06/2025

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:	05/11/2025 18:18



Date of sale







Property Type: House **Land Size:** 868 sqm approx Agent Comments

Indicative Selling Price \$900,000 - \$980,000 Median House Price September quarter 2025: \$880,000

Comparable Properties



27 Rouke St LILYDALE 3140 (REI)

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Price: \$950,000 Method: Private Sale Date: 01/08/2025 Property Type: House Land Size: 965 sqm approx **Agent Comments**



41 Grandvalley Dr CHIRNSIDE PARK 3116 (VG)

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Agent Comments

Price: \$967,777 Method: Sale Date: 09/07/2025

Property Type: House (Res) **Land Size:** 888 sqm approx



16 Avalon St MOOROOLBARK 3138 (REI/VG)

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Price: \$940,000 **Method:** Private Sale **Date:** 19/06/2025

Property Type: House (Res) **Land Size:** 973 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300





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