## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

	13 Thornton 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 \$790,000 & \$850,000	Range between	\$790,000	&	\$850,000
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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

Add	dress of comparable property	Price	Date of sale
1	39 Meadowgate Dr CHIRNSIDE PARK 3116	\$800,000	20/08/2025
2	5 Naroo Rd MOOROOLBARK 3138	\$830,000	11/08/2025
3	1 Lancaster PI CHIRNSIDE PARK 3116	\$825,000	31/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/10/2025 10:57





**Indicative Selling Price** \$790,000 - \$850,000

September quarter 2025: \$880,000

**Median House Price** 



Rooms: 5

Property Type: House

Land Size: 876m2 sqm approx

**Agent Comments** 

Immaculately presented home, with large double garage. Split level.

## Comparable Properties



39 Meadowgate Dr CHIRNSIDE PARK 3116 (REI)

Price: \$800,000 Method: Private Sale Date: 20/08/2025 **Property Type:** House

5 Naroo Rd MOOROOLBARK 3138 (VG)







Price: \$830,000 Method: Sale Date: 11/08/2025

Property Type: House (Res) Land Size: 866 sqm approx

Agent Comments

**Agent Comments** 



1 Lancaster PI CHIRNSIDE PARK 3116 (REI/VG)

Price: \$825,000



**Agent Comments** 

Method: Private Sale Date: 31/05/2025 Property Type: House

Land Size: 931 sqm approx

Account - Woodards | P: 0390563899





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