

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

13 Thornton Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$880,000

Property 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	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 Pl CHIRNSIDE PARK 3116	\$825,000	31/05/2025

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:

14/10/2025 10:57



 3  1  2

Rooms: 5

Property Type: House

Land Size: 876m2 sqm approx

Agent Comments

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

Indicative Selling Price

\$790,000 - \$850,000

Median House Price

September quarter 2025: \$880,000

Comparable Properties



39 Meadowgate Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  1  2

Price: \$800,000

Method: Private Sale

Date: 20/08/2025

Property Type: House



5 Naroo Rd MOOROOLBARK 3138 (VG)

Agent Comments

 3  -  -

Price: \$830,000

Method: Sale

Date: 11/08/2025

Property Type: House (Res)

Land Size: 866 sqm approx



1 Lancaster Pl CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  2

Price: \$825,000

Method: Private Sale

Date: 31/05/2025

Property Type: House

Land Size: 931 sqm approx

Account - Woodards | P: 0390563899