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	16 Wainewright Avenue, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$870,000 & \$950,000	Range between	\$870,000	&	\$950,000
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Median sale price

Median price	\$870,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	20/11/2024	to	19/11/2025		Source	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	18 Sunnyridge Ct CHIRNSIDE PARK 3116	\$934,000	08/11/2025
2	11 Anglo Ct MOOROOLBARK 3138	\$907,000	29/09/2025
3	81 Carronvale Rd MOOROOLBARK 3138	\$877,500	13/09/2025

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:	20/11/2025 11:13

