

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode  
19 Toolamba Road, Mooroopna, Vic 3629

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$350,000

& \$385,000

### Median sale price

Median price \$451,250 Property type *House* Suburb Mooroopna

Period - From 01/12/2024 to 30/11/2025 Source  PropTrack

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
13 Wood St, Mooroopna, VIC 3629	\$350,000	14/11/2024
16 Emma Street, Mooroopna, VIC 3629	\$375,000	19/06/2024
7 Daisy Street, Mooroopna, VIC 3629	\$380,000	18/11/2024

OR

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

This Statement of Information was prepared on: 08/12/2025