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	2 Heath Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $686,000 Property Type Unit Suburb Mooroolbark

Period - From 12/03/2025 to 11/03/2026 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.

	Address of comparable property	Price	Date of sale
1	4 Sage Cl KILSYTH 3137	$720,000	19/12/2025
2	4 Recess Conc MOOROOLBARK 3138	$699,524	16/12/2025
3	2 Zoe Cl KILSYTH 3137	$690,000	10/11/2025

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: 12/03/2026 14:01

2 Heath Close, Mooroolbark Vic 3138



Property Type: House (Previously Occupied - Detached)
Land Size: 166 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
12/03/2025 - 11/03/2026: $686,000

Comparable Properties



4 Sage Cl KILSYTH 3137 (REI/VG)

3 2 2

Price: $720,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)

Agent Comments



4 Recess Conc MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $699,524
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Single)

Agent Comments



2 Zoe Cl KILSYTH 3137 (REI/VG)

3 2 2

Price: $690,000
Method: Private Sale
Date: 10/11/2025
Property Type: Townhouse (Single)
Land Size: 137 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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