

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 Recess Concourse, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$679,762

Property Type

Unit

Suburb

Mooroolbark

Period - From

01/10/2025

to

31/12/2025

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	4 Recess Conc MOOROOLBARK 3138	\$699,524	16/12/2025
2	2/18 Loch St KILSYTH 3137	\$727,500	13/09/2025
3	1/5 Anita St KILSYTH 3137	\$800,000	27/08/2025

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:

16/03/2026 13:48



 4  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

December quarter 2025: \$679,762

Comparable Properties



4 Recess Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$699,524

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)



2/18 Loch St KILSYTH 3137 (REI/VG)

Agent Comments

 4  2  2

Price: \$727,500

Method: Private Sale

Date: 13/09/2025

Property Type: Townhouse (Single)

Land Size: 143 sqm approx



1/5 Anita St KILSYTH 3137 (VG)

Agent Comments

 4  -  -

Price: \$800,000

Method: Sale

Date: 27/08/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888