

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

24 NERYL COURT, MOOROOLBARK, VIC 3138


Indicative selling price

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

Price Range: **\$1,090,000** to **\$1,160,000**

Median sale price

Median price **\$875,000** Property type **House** Suburb **MOOROOLBARK**

Period - From **01/01/2025** to **31/12/2025** Source 

Comparable property sales

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) 2 BENJAMIN CH, MOOROOLBARK, VIC 3138	\$1,200,000	21/08/2025
2) 3 AUTUMN GR, MOOROOLBARK, VIC 3138	\$1,087,500	09/12/2025
3) 11 BRACK CRT, MOOROOLBARK, VIC 3138	\$1,000,000	19/11/2025

This Statement of Information was prepared on: **05/01/2026**