

# 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

312 Manchester Road, Mooroolbark Vic 3138

### Indicative selling price

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

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$880,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2025 to 30/09/2025 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 | 30 The Wallaby Run CHIRNSIDE PARK 3116 | \$980,000   | 29/10/2025   |
| 2 | 13 Chinook Cr MOOROOLBARK 3138         | \$1,005,000 | 13/09/2025   |
| 3 | 55 Chirnside Dr CHIRNSIDE PARK 3116    | \$1,040,000 | 01/07/2025   |

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:

05/11/2025 16:59



 3    2    2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 864 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
September quarter 2025: \$880,000

## Comparable Properties



**30 The Wallaby Run CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 29/10/2025  
**Property Type:** House  
**Land Size:** 864 sqm approx



**13 Chinook Cr MOOROOLBARK 3138 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 862 sqm approx



**55 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 01/07/2025  
**Property Type:** House  
**Land Size:** 864 sqm approx

**Account - Barry Plant** | P: 03 9735 3300