

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 5 Monomeith Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$820,000 & \$870,000

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	66 Woodville Rd MOOROOLBARK 3138	\$855,000	09/12/2025
2	5 Carly Ct CROYDON NORTH 3136	\$855,000	02/12/2025
3	23 Numeralla St MOOROOLBARK 3138	\$835,000	01/11/2025

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: 18/12/2025 14:45



Property Type:
Agent Comments

Indicative Selling Price
\$820,000 - \$870,000
Median House Price
September quarter 2025: \$880,000

Comparable Properties



66 Woodville Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 864 sqm approx



5 Carly Ct CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 02/12/2025
Property Type: House (Res)



23 Numeralla St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 01/11/2025
Property Type: House
Land Size: 902 sqm approx

Account - Barry Plant | P: 03 9735 3300