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	11 Brack Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between $900,000 & $980,000

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	27 Rouke St LILYDALE 3140	$950,000	01/08/2025
2	41 Grandvalley Dr CHIRNSIDE PARK 3116	$967,777	09/07/2025
3	16 Avalon St MOOROOLBARK 3138	$940,000	19/06/2025

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 18:18

11 Brack Court, Mooroolbark Vic 3138



4 2 1

Property Type: House
Land Size: 868 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $980,000
Median House Price
September quarter 2025: $880,000

Comparable Properties



27 Rouke St LILYDALE 3140 (REI)

4 2 2

Price: $950,000
Method: Private Sale
Date: 01/08/2025
Property Type: House
Land Size: 965 sqm approx

Agent Comments



41 Grandvalley Dr CHIRNSIDE PARK 3116 (VG)

4 - -

Price: $967,777
Method: Sale
Date: 09/07/2025
Property Type: House (Res)
Land Size: 888 sqm approx

Agent Comments



16 Avalon St MOOROOLBARK 3138 (REI/VG)

4 2 4

Price: $940,000
Method: Private Sale
Date: 19/06/2025
Property Type: House (Res)
Land Size: 973 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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