

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

20 Valley Park Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$910,000

Property Type

House

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 25 Nathan Ct MOOROOLBARK 3138	\$1,410,000	06/12/2025
2 7 Wentworth Ct MOOROOLBARK 3138	\$1,407,000	03/12/2025
3		

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:

28/01/2026 17:38



Rooms: 5

Property Type: House (Res)

Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$910,000

Comparable Properties



25 Nathan Ct MOOROOLBARK 3138 (REI)



Price: \$1,410,000

Method: Private Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 615 sqm approx

Agent Comments



7 Wentworth Ct MOOROOLBARK 3138 (REI)



Price: \$1,407,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 1090 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300