

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

2 Terra Rossa Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

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	95 Botanica Dr CHIRNSIDE PARK 3116	\$1,007,000	24/12/2025
2	2 Norwich Cl CHIRNSIDE PARK 3116	\$955,000	22/11/2025
3	13 Wickham Ct CHIRNSIDE PARK 3116	\$990,000	28/10/2025

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:

11/03/2026 15:40



Property Type: Land
Land Size: 325 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
December quarter 2025: \$910,000

Comparable Properties



95 Botanica Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,007,000
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 389 sqm approx

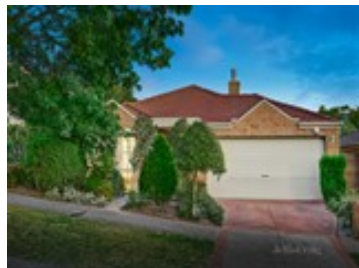


2 Norwich Ct CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 597 sqm approx



13 Wickham Ct CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 28/10/2025
Property Type: House (Res)
Land Size: 438 sqm approx

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