

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

16 Swinburne Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$690,000

 &

\$730,000

Median sale price

Median price

\$880,000

 Property Type

House

 Suburb

Mooroolbark

Period - From

06/05/2025

 to

05/05/2026

 Source

Property Data

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	1/17 Shelley Av KILSYTH 3137	\$725,000	17/04/2026
2	61 Cardigan Rd MOOROOBARK 3138	\$720,000	13/12/2025
3	28a Tamworth Rd KILSYTH 3137	\$715,000	12/12/2025

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:

06/05/2026 14:35



3 1 2

Property Type: House
Land Size: 329 sqm approx
 Agent Comments

Indicative Selling Price
 \$690,000 - \$730,000
Median House Price
 06/05/2025 - 05/05/2026: \$880,000

Comparable Properties



1/17 Shelley Av KILSYTH 3137 (REI)

Agent Comments

3 1 2

Price: \$725,000
Method: Private Sale
Date: 17/04/2026
Property Type: House
Land Size: 419 sqm approx



61 Cardigan Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 2

Price: \$720,000
Method: Private Sale
Date: 13/12/2025
Property Type: House
Land Size: 321 sqm approx



28a Tamworth Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 1 1

Price: \$715,000
Method: Private Sale
Date: 12/12/2025
Property Type: Unit
Land Size: 382 sqm approx

Account - Barry Plant | P: 03 9735 3300