

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

5/94 Brice Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$662,500

Property Type

Townhouse

Suburb

Mooroolbark

Period - From

25/11/2024

to

24/11/2025

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	11/94 Brice Av MOOROOLBARK 3138	\$780,000	30/07/2025
2	2 Adriana Cl MOOROOLBARK 3138	\$720,000	06/06/2025
3	7/250 Hull Rd MOOROOLBARK 3138	\$732,500	05/06/2025

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:

25/11/2025 10:45



 3  3  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median Townhouse Price
25/11/2024 - 24/11/2025: \$662,500

Comparable Properties



11/94 Brice Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  3  2

Price: \$780,000
Method: Private Sale
Date: 30/07/2025
Property Type: House



2 Adriana Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  1

Price: \$720,000
Method: Private Sale
Date: 06/06/2025
Property Type: Townhouse (Res)
Land Size: 133 sqm approx

7/250 Hull Rd MOOROOLBARK 3138 (VG)

Agent Comments

 3  3  2

Price: \$732,500
Method: Sale
Date: 05/06/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888