

# 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 6/94 Brice Avenue, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$790,000

### Median sale price

Median price \$760,000 Property Type Unit Suburb Mooroolbark

Period - From 01/01/2026 to 31/03/2026 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	16 Primary St MOOROOLBARK 3138	\$730,000	03/03/2026
2	5/94 Brice Av MOOROOLBARK 3138	\$770,000	16/01/2026
3	10 Ricky Ct MOOROOLBARK 3138	\$820,000	18/12/2025

**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: 09/06/2026 12:32



4   3   2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$740,000 - \$790,000

**Median Unit Price**

March quarter 2026: \$760,000

## Comparable Properties



**16 Primary St MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** Townhouse (Single)

**Land Size:** 154 sqm approx



**5/94 Brice Av MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3   3   1

**Price:** \$770,000

**Method:** Private Sale

**Date:** 16/01/2026

**Property Type:** Townhouse (Single)

**Land Size:** 101 sqm approx

**10 Ricky Ct MOOROOLBARK 3138 (VG)**

**Agent Comments**

4   -   -

**Price:** \$820,000

**Method:** Sale

**Date:** 18/12/2025

**Property Type:** House (Res)

**Account - Barry Plant** | P: 03 9842 8888