Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 12/11/2026

Property offered for sale

Address
Including suburb and postcode: 10 Neville Street, Mooroolbark Vic 3138

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	126	377

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $610,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $877,500 Property type: House Suburb: Mooroolbark

Period: from 04/11/2025 to 03/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	25 Kalimna St MOOROOLBARK 3138		
Sale price	$630,000	Date of sale	24/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	115	338

Comparable property 2

Address	1/69 Dryden Conc MOOROOLBARK 3138		
Sale price	$667,500	Date of sale	10/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	3	1	1	N/A	433

Comparable property 3

Address	16 Swinburne Av MOOROOLBARK 3138		
Sale price	$670,000	Date of sale	02/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	91	329

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $620,000 Unconditional sale date 12/11/26

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=a36173128c67defd9aadf3a6d189e1c7

10 Neville Street, Mooroolbark Vic 3138



3 1 2

Property Type: House (Res)
Land Size: 377 sqm approx

Agent Comments

Indicative Selling Price
$610,000
Median House Price
04/11/2025 - 03/11/2026: $877,500

Comparable Properties



25 Kalimna St MOOROOLBARK 3138 (REI)

3 1 2

Price: $630,000
Method: Auction Sale
Date: 24/10/2026
Property Type: House (Res)
Land Size: 338 sqm approx

Agent Comments



1/69 Dryden Conc MOOROOLBARK 3138 (REI)

3 1 1

Price: $667,500
Method: Private Sale
Date: 10/06/2026
Property Type: Unit
Land Size: 433 sqm approx

Agent Comments



16 Swinburne Av MOOROOLBARK 3138 (REI)

3 1 2

Price: $670,000
Method: Private Sale
Date: 02/06/2026
Property Type: House
Land Size: 329 sqm approx

Agent Comments

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