

# 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 Recess Concourse, Mooroolbark Vic 3138
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### Indicative selling price

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

Range between 

\$695,000
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 & 

\$730,000
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### Median sale price

Median price 

\$679,762
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 Property Type 

Unit
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 Suburb 

Mooroolbark
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	4 Recess Conc MOOROOLBARK 3138	\$699,524	16/12/2025
3	2/18 Loch St KILSYTH 3137	\$727,500	13/09/2025

**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: 

30/03/2026 12:04
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 4    2    2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$695,000 - \$730,000

**Median Unit Price**

December quarter 2025: \$679,762

## Comparable Properties



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

Agent Comments

 4    2    2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** Townhouse (Single)

**Land Size:** 154 sqm approx



**4 Recess Conc MOOROOLBARK 3138 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$699,524

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** Townhouse (Single)



**2/18 Loch St KILSYTH 3137 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$727,500

**Method:** Private Sale

**Date:** 13/09/2025

**Property Type:** Townhouse (Single)

**Land Size:** 143 sqm approx

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