

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

Indicative selling price

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

Range between \$645,000 & \$695,000

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 | 1 Ventral Wlk MOOROOLBARK 3138 | \$708,000 | 16/04/2026 |
| 2 | 16 Primary St MOOROOLBARK 3138 | \$730,000 | 03/03/2026 |
| 3 | 4 Recess Conc MOOROOLBARK 3138 | \$699,524 | 16/12/2025 |

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: 19/05/2026 16:33



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$645,000 - \$695,000
Median Unit Price
March quarter 2026: \$760,000

Comparable Properties



1 Ventral Wik MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$708,000
Method: Private Sale
Date: 16/04/2026
Property Type: Townhouse (Res)



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



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)

Account - Barry Plant | P: 03 9842 8888