

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 Duloc Close, Mooroolbark Vic 3138
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Indicative selling price

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

Range between &

Median sale price

Median price <input type="text" value="\$665,000"/>	Property Type <input type="text" value="Townhouse"/>	Suburb <input type="text" value="Mooroolbark"/>
Period - From <input type="text" value="16/01/2025"/>	to <input type="text" value="15/01/2026"/>	Source <input type="text" value="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	3/6 Cardigan Rd MOOROOLBARK 3138	\$783,000	27/10/2025
2	20 Mount View Pde MOOROOLBARK 3138	\$788,888	23/09/2025
3	2/32 Felix Gr MOOROOLBARK 3138	\$772,000	08/08/2025

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:



Property Type: Townhouse

Land Size: 224 sqm approx

Agent Comments

Justin Ross
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Indicative Selling Price

\$750,000 - \$790,000

Median Townhouse Price

16/01/2025 - 15/01/2026: \$665,000

Comparable Properties



3/6 Cardigan Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$783,000

Method: Private Sale

Date: 27/10/2025

Property Type: Unit

Land Size: 265 sqm approx



20 Mount View Pde MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$788,888

Method: Private Sale

Date: 23/09/2025

Property Type: House (Res)

Land Size: 302 sqm approx



2/32 Felix Gr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$772,000

Method: Private Sale

Date: 08/08/2025

Property Type: Unit

Land Size: 213 sqm approx

Account - Jellis Craig | P: 03 9726 8888