

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

16 Parry Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$910,000

Property Type House

Suburb Mooroolbark

Period - From 01/10/2025

to 31/12/2025

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	5 Cypress Ct CHIRNSIDE PARK 3116	\$1,405,000	05/03/2026
2	7 Wentworth Ct MOOROOLBARK 3138	\$1,407,000	03/12/2025
3	17 Gallagher Cr LILYDALE 3140	\$1,390,000	11/11/2025

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:

19/03/2026 10:28



Property Type: House (Res)
Land Size: 1096 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2025: \$910,000

Comparable Properties



5 Cypress Ct CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,405,000
Method: Private Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 1155 sqm approx



7 Wentworth Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$1,407,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 1090 sqm approx

17 Gallagher Cr LILYDALE 3140 (REI)

Agent Comments



Price: \$1,390,000
Method: Private Sale
Date: 11/11/2025
Property Type: House (Res)

Account - Barry Plant | P: 03 9735 3300