

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 6/94 Brice Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$790,000

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	16 Primary St MOOROOLBARK 3138	\$730,000	03/03/2026
2	5/94 Brice Av MOOROOLBARK 3138	\$770,000	16/01/2026
3	10 Ricky Ct MOOROOLBARK 3138	\$820,000	18/12/2025

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:

23/04/2026 12:01



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$790,000

Median Unit Price

March quarter 2026: \$760,000

Comparable Properties



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



5/94 Brice Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  3  1

Price: \$770,000

Method: Private Sale

Date: 16/01/2026

Property Type: Townhouse (Single)

Land Size: 101 sqm approx

10 Ricky Ct MOOROOLBARK 3138 (VG)

Agent Comments

 4  -  -

Price: \$820,000

Method: Sale

Date: 18/12/2025

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888