

## 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 ARYAN CLOSE MOOROOLBARK VIC 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$719,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

4/40 FELIX GROVE MOOROOLBARK VIC 3138	\$750,000	16-Feb-26
86B BRICE AVENUE MOOROOLBARK VIC 3138	\$735,000	21-Jan-26
4/8-10 WORDSWORTH STREET MOOROOLBARK VIC 3138	\$736,000	14-Nov-25

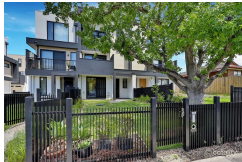
OR

**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 6 months.~~

This Statement of Information was prepared on: 16 March 2026


**4/40 FELIX GROVE  
MOOROOLBARK VIC 3138**
 3  1  2

 Sold Price <sup>RS</sup> **\$750,000** Sold Date **16-Feb-26**

 Distance **0.45km**

**86B BRICE AVENUE  
MOOROOLBARK VIC 3138**
 3  2  2

 Sold Price **\$735,000** Sold Date **21-Jan-26**

 Distance **0.78km**

**4/8-10 WORDSWORTH STREET  
MOOROOLBARK VIC 3138**
 3  2  2

 Sold Price **\$736,000** Sold Date **14-Nov-25**

 Distance **1.17km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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