Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	11/94 Brice Avenue, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$685,500	Pro	perty Type	Unit		Suburb	Mooroolbark
Period - From	01/04/2025	to	30/06/2025		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

Au	aress or comparable property	1 1100	Date of Sale
1	98 Winyard Dr MOOROOLBARK 3138	\$710,000	08/07/2025
2	29 Spriggs Dr CROYDON 3136	\$690,000	11/06/2025
3	45 Glen Dhu Rd KILSYTH 3137	\$700,000	22/02/2025

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:	23/07/2025 13:59



Date of sale







Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$650,000 - \$715,000 **Median Unit Price** June quarter 2025: \$685,500

Comparable Properties

FLETCHERS

Sold

98 Winyard Dr MOOROOLBARK 3138 (REI)

Price: \$710,000 Method: Private Sale Date: 08/07/2025 **Property Type:** House **Agent Comments**



29 Spriggs Dr CROYDON 3136 (REI/VG)

Agent Comments

Price: \$690,000

Method: Sold Before Auction

Date: 11/06/2025

Property Type: House (Res) Land Size: 171 sqm approx

Agent Comments



45 Glen Dhu Rd KILSYTH 3137 (REI/VG)

Price: \$700,000

Method: Private Sale Date: 22/02/2025 Property Type: House

Account - Barry Plant | P: 03 9735 3300





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