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<br>Including suburb and postcode | 6 Brack Court, Mooroolbark Vic 3138 |

## Indicative selling price

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

Range between $1,100,000 & $1,200,000

## Median sale price

Median price $936,000 Property Type House 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 | 82 Partridge Way MOOROOLBARK 3138 | $1,195,000 | 22/04/2026 |
| 2 | 182 Hayrick La MOOROOLBARK 3138 | $1,193,400 | 21/02/2026 |
| 3 | 58 Meadowgate Dr CHIRNSIDE PARK 3116 | $1,143,000 | 19/02/2026 |

**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: 23/06/2026 11:00

# 6 Brack Court, Mooroolbark Vic 3138

JellisCraig

Justin Ross
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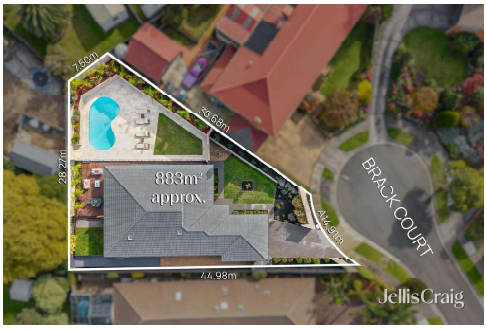
**Indicative Selling Price**
$1,100,000 - $1,200,000
**Median House Price**
March quarter 2026: $936,000




4 2 2

**Property Type:** House
**Land Size:** 883 sqm approx

Agent Comments

## Comparable Properties



**82 Partridge Way MOOROOLBARK 3138 (REI)**

4 2 2

**Price:** $1,195,000
**Method:** Private Sale
**Date:** 22/04/2026
**Property Type:** House (Res)
**Land Size:** 964 sqm approx

Agent Comments



**182 Hayrick La MOOROOLBARK 3138 (REI)**

4 2 2

**Price:** $1,193,400
**Method:** Private Sale
**Date:** 21/02/2026
**Property Type:** Other (Res)
**Land Size:** 1174 sqm approx

Agent Comments



**58 Meadowgate Dr CHIRNSIDE PARK 3116 (REI/VG)**

4 2 2

**Price:** $1,143,000
**Method:** Private Sale
**Date:** 19/02/2026
**Property Type:** House
**Land Size:** 938 sqm approx

Agent Comments



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