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	86B BRICE AVENUE MOOROOLBARK VIC 3138

Indicative selling price

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

~~Single Price~~		or range between	$698,000	&	$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,500	Property type	Unit	Suburb	Mooroolbark
Period-from	01 Dec 2024	to	30 Nov 2025	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 MONTANA PLACE MOOROOLBARK VIC 3138	$751,000	26-Aug-25
3A AINTREE STREET MOOROOLBARK VIC 3138	$770,000	06-Dec-25
2/32 FELIX GROVE MOOROOLBARK VIC 3138	$772,000	08-Aug-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: 15 December 2025

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4 MONTANA PLACE
MOOROOLBARK VIC 3138

3 2 2

Sold Price **$751,000** Sold Date **26-Aug-25**

Distance **0.41km**



3A AINTREE STREET
MOOROOLBARK VIC 3138

3 2 2

Sold Price RS **$770,000** Sold Date **06-Dec-25**

Distance **0.48km**



2/32 FELIX GROVE
MOOROOLBARK VIC 3138

3 2 1

Sold Price **$772,000** Sold Date **08-Aug-25**

Distance **0.78km**

RS = Recent sale **UN** = Undisclosed Sale

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