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 Adriana Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between $665,000 & $730,000

Median sale price

Median price $700,000 Property Type Unit Suburb Mooroolbark

Period - From 01/07/2025 to 30/06/2026 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	10 Primary St MOOROOLBARK 3138	$685,000	28/05/2026
2	1 Lexi Pl KILSYTH 3137	$720,000	05/05/2026
3	1 Ventral Wlk MOOROOLBARK 3138	$708,000	16/04/2026

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: 06/07/2026 17:28

6 Adriana Close, Mooroolbark Vic 3138



Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$665,000 - $730,000
Median Unit Price
Year ending June 2026: $700,000

Comparable Properties



10 Primary St MOOROOLBARK 3138 (REI)

3 2 1

Price: $685,000
Method: Private Sale
Date: 28/05/2026
Property Type: Townhouse (Single)

Agent Comments



1 Lexi Pl KILSYTH 3137 (REI/VG)

3 2 2

Price: $720,000
Method: Private Sale
Date: 05/05/2026
Property Type: Townhouse (Res)
Land Size: 161 sqm approx

Agent Comments



1 Ventral Wlk MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $708,000
Method: Private Sale
Date: 16/04/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Woodards | P: 0390563899

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