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	312 Manchester Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $880,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2025 to 30/09/2025 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	Price	Date of sale
1	30 The Wallaby Run CHIRNSIDE PARK 3116	$980,000	29/10/2025
2	13 Chinook Cr MOOROOLBARK 3138	$1,005,000	13/09/2025
3	55 Chirnside Dr CHIRNSIDE PARK 3116	$1,040,000	01/07/2025

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: 05/11/2025 16:59

312 Manchester Road, Mooroolbark Vic 3138



3 2 2

Rooms: 5
Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
September quarter 2025: $880,000

Comparable Properties



30 The Wallaby Run CHIRNSIDE PARK 3116 (REI)

4 2 2

Price: $980,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



13 Chinook Cr MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,005,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 862 sqm approx

Agent Comments



55 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $1,040,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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