

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

1 Ventral Walk, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$680,000 & \$710,000

Median sale price

Median price \$910,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2025 to 31/12/2025 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	86b Brice Av MOOROOLBARK 3138	\$735,000	21/01/2026
2	57 Spriggs Dr CROYDON 3136	\$680,000	10/11/2025
3	3/61 Lomond Av KILSYTH 3137	\$723,000	03/11/2025

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: 10/03/2026 15:16



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$680,000 - \$710,000

Median House Price

December quarter 2025: \$910,000

Comparable Properties



86b Brice Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

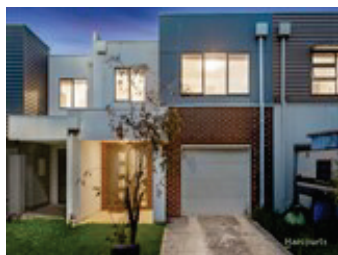
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Price: \$735,000

Method: Private Sale

Date: 21/01/2026

Property Type: Townhouse (Res)



57 Spriggs Dr CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$680,000

Method: Private Sale

Date: 10/11/2025

Property Type: House

Land Size: 189 sqm approx



3/61 Lomond Av KILSYTH 3137 (REI/VG)

Agent Comments

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Price: \$723,000

Method: Private Sale

Date: 03/11/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9870 6211