

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 Toby Place, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$595,000

&

\$640,000

Median sale price

Median price

\$692,262

Property Type

Townhouse

Suburb

Mooroolbark

Period - From

10/04/2025

to

09/04/2026

Source

Property Data

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	3/28 Winyard Dr MOOROOLBARK 3138	\$616,000	25/10/2025
2	6/20 Newman Rd MOOROOLBARK 3138	\$660,000	23/10/2025
3			

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:

10/04/2026 09:17

Brent Earney
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Indicative Selling Price

\$595,000 - \$640,000

Median Townhouse Price

10/04/2025 - 09/04/2026: \$692,262



 2  2  1

Property Type: Townhouse

Land Size: 138 sqm approx

Agent Comments

Comparable Properties



3/28 Winyard Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 2  2  1

Price: \$616,000

Method: Private Sale

Date: 25/10/2025

Property Type: Townhouse (Single)



6/20 Newman Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 2  2  1

Price: \$660,000

Method: Private Sale

Date: 23/10/2025

Property Type: Townhouse (Single)

Land Size: 128 sqm approx

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.

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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