

## 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

10 FIELDEN CLOSE MOOROOLBARK VIC 3138

### Indicative selling price

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

Single Price

or range  
between

\$1,690,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Apr 2025

to

31 Mar 2026

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 13 CHAPMAN COURT MOOROOLBARK VIC 3138 | \$1,850,000 | 28-Jan-26 |
| 9 SWANSEA ROAD MONTROSE VIC 3765      | \$1,760,000 | 24-Dec-25 |
| 14 HENRY STREET MONTROSE VIC 3765     | \$1,731,500 | 04-Feb-26 |

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: 20 April 2026



13 CHAPMAN COURT  
MOOROOLBARK VIC 3138

4 3 4

Sold Price <sup>RS</sup> \$1,850,000 Sold Date 28-Jan-26

Distance 0.52km



9 SWANSEA ROAD MONTROSE  
VIC 3765

4 2 4

Sold Price \$1,760,000 Sold Date 24-Dec-25

Distance 2.29km



14 HENRY STREET MONTROSE VIC  
3765

4 2 3

Sold Price \$1,731,500 Sold Date 04-Feb-26

Distance 2.11km

RS = Recent sale      UN = Undisclosed Sale

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