

# 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

146 Hayrick Lane, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$886,000

Property Type House

Suburb Mooroolbark

Period - From 01/04/2025

to

30/06/2025

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	22a Chevalier Cr MOOROOLBARK 3138	\$850,000	10/07/2025
2	10 Anaba Ct MOOROOLBARK 3138	\$830,000	14/06/2025
3	19a Blackburn Rd MOOROOLBARK 3138	\$880,000	20/03/2025

**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:

14/08/2025 13:18



 4    2    2

**Property Type:** House  
**Land Size:** 1249 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
June quarter 2025: \$886,000

## Comparable Properties



**22a Chevalier Cr MOOROOLBARK 3138 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 10/07/2025  
**Property Type:** House  
**Land Size:** 289 sqm approx



**10 Anaba Ct MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 553 sqm approx



**19a Blackburn Rd MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

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**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 20/03/2025  
**Property Type:** House  
**Land Size:** 429 sqm approx

**Account - Barry Plant** | P: 03 9735 3300