

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

187 Hayrick Lane, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$725,000

&

\$765,000

Median sale price

Median price \$890,000

Property Type House

Suburb Mooroolbark

Period - From 25/08/2025

to

24/08/2026

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	69 Carronvale Rd MOOROOLBARK 3138	\$735,000	17/06/2026
2	259 Manchester Rd MOOROOLBARK 3138	\$730,000	09/04/2026
3	216 Manchester Rd MOOROOLBARK 3138	\$760,000	26/02/2026

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:

25/08/2026 13:11



 3  1  4

Property Type: House (Previously Occupied - Detached)
Land Size: 867 sqm approx
 Agent Comments

Indicative Selling Price
 \$725,000 - \$765,000
Median House Price
 25/08/2025 - 24/08/2026: \$890,000

Comparable Properties



69 Carronvale Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  1

Price: \$735,000
Method: Private Sale
Date: 17/06/2026
Property Type: House
Land Size: 914 sqm approx



259 Manchester Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$730,000
Method: Private Sale
Date: 09/04/2026
Property Type: House (Res)
Land Size: 367 sqm approx



216 Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$760,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 867 sqm approx

Account - Woodards | P: 0390563899