

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

3/28 WINYARD DRIVE MOOROOLBARK VIC 3138

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/196 HULL ROAD MOOROOLBARK VIC 3138	\$600,000	23-Aug-25
4 ERINVALE CLOSE MOOROOLBARK VIC 3138	\$590,000	14-Jul-25
9 ERINVALE CLOSE MOOROOLBARK VIC 3138	\$600,000	23-Jun-25

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: 09 September 2025



2/196 HULL ROAD MOOROOLBARK VIC 3138

^{RS} **\$600,000** Sold Date **23-Aug-25**

 2  2  1

Distance **0.6km**



4 ERINVALE CLOSE MOOROOLBARK VIC 3138

Sold Price **\$590,000** Sold Date **14-Jul-25**

 2  2  1

Distance **0.66km**



9 ERINVALE CLOSE MOOROOLBARK VIC 3138

Sold Price **\$600,000** Sold Date **23-Jun-25**

 2  2  1

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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