

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

4 Starboard Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$890,000 Property Type House Suburb Mooroolbark

Period - From 26/08/2025 to 25/08/2026 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	54a Cardigan Rd MOOROOLBARK 3138	\$857,000	10/08/2026
2	13 Morrison Cr KILSYTH 3137	\$837,000	03/08/2026
3	23a Williams Rd MOOROOLBARK 3138	\$830,000	10/06/2026

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:

26/08/2026 17:45



Property Type: House (Res)

Land Size: 406 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$870,000

Median House Price

26/08/2025 - 25/08/2026: \$890,000

Comparable Properties



54a Cardigan Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$857,000

Method: Private Sale

Date: 10/08/2026

Property Type: House

Land Size: 490 sqm approx



13 Morrison Cr KILSYTH 3137 (REI)

Agent Comments



Price: \$837,000

Method: Private Sale

Date: 03/08/2026

Property Type: House

Land Size: 405 sqm approx



23a Williams Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 10/06/2026

Property Type: House

Land Size: 370 sqm approx

Account - Barry Plant | P: 03 9735 3300