

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

43 Shadowplay Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$900,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2025 to 30/06/2026 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	23 Barina Av MOOROOLBARK 3138	\$910,000	16/06/2026
2	298 Manchester Rd MOOROOLBARK 3138	\$920,000	01/06/2026
3	11 Thornton Ct MOOROOLBARK 3138	\$875,000	23/05/2026

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:

28/07/2026 15:21



Property Type: House (Previously Occupied - Detached)
Land Size: 878 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 Year ending June 2026: \$900,000

Comparable Properties



23 Barina Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 16/06/2026
Property Type: House (Res)
Land Size: 864 sqm approx



298 Manchester Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 01/06/2026
Property Type: House
Land Size: 864 sqm approx



11 Thornton Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$875,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 1097 sqm approx

Account - Woodards | P: 0390563899