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<br>Including suburb and postcode | 73 DRYDEN CONCOURSE 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 | $690,000 | & | $740,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $905,000 | Property type | House | Suburb | Mooroolbark |
| Period-from | 01 Jul 2025 | to | 30 Jun 2026 | 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 |
|---|---|---|
| 18 SHELDON AVENUE MOOROOLBARK VIC 3138 | $725,000 | 05-Feb-26 |
| 4 LORNA COURT MOOROOLBARK VIC 3138 | $735,000 | 27-Feb-26 |
| 67 CARDIGAN ROAD MOOROOLBARK VIC 3138 | $700,000 | 14-Apr-26 |

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: 06 July 2026

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**18 SHELDON AVENUE MOOROOLBARK VIC 3138**

3 1 2

Sold Price **$725,000** Sold Date **05-Feb-26**

Distance **0.42km**



**4 LORNA COURT MOOROOLBARK VIC 3138**

3 1 -

Sold Price **$735,000** Sold Date **27-Feb-26**

Distance **1.57km**



**67 CARDIGAN ROAD MOOROOLBARK VIC 3138**

3 1 2

Sold Price **$700,000** Sold Date **14-Apr-26**

Distance **0.57km**



**5 ARYAN CLOSE MOOROOLBARK VIC 3138**

3 1 2

Sold Price RS **$695,000** Sold Date **30-May-26**

Distance **1.51km**



**22 CARAWA STREET MOOROOLBARK VIC 3138**

3 1 1

Sold Price **$752,500** Sold Date **29-Jan-26**

Distance **2.27km**



**10 BRIDGES AVENUE MOOROOLBARK VIC 3138**

3 1 2

Sold Price **$769,000** Sold Date **02-Apr-26**

Distance **0.51km**

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

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