

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

47-55 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

\$755,000

&

\$962,000

3 bed townhouse

4 bed townhouse

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Oct 2024

to

30 Sep 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

2/78 WINYARD DRIVE MOOROOLBARK VIC 3138	\$765,000	18-Nov-24
1/78 WINYARD DRIVE MOOROOLBARK VIC 3138	\$773,000	07-Jun-24
4 MONTANA PLACE MOOROOLBARK VIC 3138	\$751,000	26-Aug-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 October 2025



**2/78 WINYARD DRIVE
MOOROOLBARK VIC 3138**

 4  2  2

Sold Price **\$765,000** Sold Date **18-Nov-24**

Distance **0.24km**



**1/78 WINYARD DRIVE
MOOROOLBARK VIC 3138**

 3  2  2

Sold Price **\$773,000** Sold Date **07-Jun-24**

Distance **0.24km**



**4 MONTANA PLACE
MOOROOLBARK VIC 3138**

 3  2  2

Sold Price **\$751,000** Sold Date **26-Aug-25**

Distance **0.31km**



**2/6 HARTWELL COURT
MOOROOLBARK VIC 3138**

 3  2  2

Sold Price **\$830,000** Sold Date **29-Apr-24**

Distance **0.45km**



**3/6 HARTWELL COURT
MOOROOLBARK VIC 3138**

 4  2  2

Sold Price **\$850,000** Sold Date **19-Mar-25**

Distance **0.45km**



**1 ARYAN CLOSE MOOROOLBARK
VIC 3138**

 3  2  2

Sold Price **\$742,000** Sold Date **05-Feb-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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**6/8 SUMMIT COURT
 MOOROOLBARK VIC 3138**

 3  2  2

Sold Price **\$850,000** Sold Date **20-Jul-24**

Distance **0.87km**



**4/63 CAMBRIDGE ROAD
 MOOROOLBARK VIC 3138**

 3  2  2

Sold Price **\$743,500** Sold Date **20-Feb-25**

Distance **0.91km**



**16A NAMBOUR DRIVE
 MOOROOLBARK VIC 3138**

 4  2  2

Sold Price **\$900,000** Sold Date **12-Apr-24**

Distance **1.59km**



**82A BLACKBURN ROAD
 MOOROOLBARK VIC 3138**

 4  2  2

Sold Price **\$897,100** Sold Date **15-Jan-25**

Distance **1.77km**

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

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