

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-Bedrooms, 3-Bathrooms, 1-Study or 2nd living area, 1-Car 168sqm of total space Completion is set in 1-2 months 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,500

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Dec 2024

to

30 Nov 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

4/88 WINYARD DRIVE MOOROOLBARK VIC 3138	\$795,000	05-Oct-25
2 ADRIANA CLOSE MOOROOLBARK VIC 3138	\$720,000	06-Jun-25
2/32 FELIX GROVE MOOROOLBARK VIC 3138	\$772,000	08-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: 15 December 2025


**4/88 WINYARD DRIVE
MOOROOLBARK VIC 3138**
 3  2  1

 Sold Price **\$795,000** Sold Date **05-Oct-25**

 Distance **0.35km**

**2 ADRIANA CLOSE
MOOROOLBARK VIC 3138**
 3  2  1

 Sold Price **\$720,000** Sold Date **06-Jun-25**

 Distance **0.37km**

**2/32 FELIX GROVE
MOOROOLBARK VIC 3138**
 3  2  1

 Sold Price **\$772,000** Sold Date **08-Aug-25**

 Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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