

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

3/7 Morelle Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$665,000

Property Type

Townhouse

Suburb

Mooroolbark

Period - From

17/12/2024

to

16/12/2025

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	12/116 Hull Rd CROYDON 3136	\$785,000	26/11/2025
2	1/54 Glen Dhu Rd KILSYTH 3137	\$793,000	18/11/2025
3	4/88 Winyard Dr MOOROOLBARK 3138	\$795,000	04/10/2025

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:

17/12/2025 11:43



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Townhouse Price
17/12/2024 - 16/12/2025: \$665,000

Comparable Properties



12/116 Hull Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$785,000
Method: Private Sale
Date: 26/11/2025
Property Type: Townhouse (Single)
Land Size: 219 sqm approx



1/54 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$793,000
Method: Private Sale
Date: 18/11/2025
Property Type: Townhouse (Res)



4/88 Winyard Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 1

Price: \$795,000
Method: Private Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 173 sqm approx

Account - Barry Plant | P: 03 9735 3300



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