

# 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

3/230 Hull Road, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$610,000

### Median sale price

Median price \$685,500 Property Type Townhouse Suburb Mooroolbark

Period - From 18/03/2025 to 17/03/2026 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	1/45-47 Cameron Rd CROYDON 3136	\$570,000	01/03/2026
2	14 Recess Conc MOOROOLBARK 3138	\$600,000	06/11/2025
3	10/250 Hull Rd MOOROOLBARK 3138	\$600,000	24/09/2025

**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:

18/03/2026 16:20



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$570,000 - \$610,000  
**Median Townhouse Price**  
18/03/2025 - 17/03/2026: \$685,500

## Comparable Properties



1/45-47 Cameron Rd CROYDON 3136 (REI)

Agent Comments



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 01/03/2026  
**Property Type:** Unit



14 Recess Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 83 sqm approx



10/250 Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 24/09/2025  
**Property Type:** Townhouse (Single)

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