

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

1/230 Hull Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Mooroolbark

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	47 Spriggs Dr CROYDON 3136	\$690,000	14/04/2026
2	3/88 Winyard Dr MOOROOLBARK 3138	\$695,000	02/04/2026
3	6/8 Idinia St KILSYTH 3137	\$685,000	23/12/2025

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:

11/05/2026 16:14



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
March quarter 2026: \$760,000

Comparable Properties



47 Spriggs Dr CROYDON 3136 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 14/04/2026
Property Type: Townhouse (Single)



3/88 Winyard Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 02/04/2026
Property Type: Townhouse (Single)
Land Size: 146 sqm approx

6/8 Idinia St KILSYTH 3137 (VG)

Agent Comments



Price: \$685,000
Method: Sale
Date: 23/12/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300