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	8 Hartwell Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $936,000 Property Type House 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	22 Lionel Cr CROYDON 3136	$1,090,000	12/06/2026
2	90 Landscape Dr MOOROOLBARK 3138	$1,111,111	04/03/2026
3	66 Zina Gr MOOROOLBARK 3138	$1,084,000	01/03/2026

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: 22/06/2026 23:43

8 Hartwell Court, Mooroolbark Vic 3138



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Property Type: Development Site (Res)
Land Size: 1217 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
March quarter 2026: $936,000

Comparable Properties



22 Lionel Cr CROYDON 3136 (REI)

4 2 2

Price: $1,090,000
Method: Private Sale
Date: 12/06/2026
Property Type: House
Land Size: 864 sqm approx

Agent Comments



90 Landscape Dr MOOROOLBARK 3138 (REI/VG)

4 2 6

Price: $1,111,111
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 934 sqm approx

Agent Comments



66 Zina Gr MOOROOLBARK 3138 (REI)

4 2 3

Price: $1,084,000
Method: Private Sale
Date: 01/03/2026
Property Type: House (Res)
Land Size: 990 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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