

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

4 Pampero Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$894,000 Property Type House Suburb Mooroolbark

Period - From 05/08/2025 to 04/08/2026 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	45 Meadowlark La MOOROOLBARK 3138	\$850,000	25/05/2026
2	21 Sheridan Av MOOROOLBARK 3138	\$835,000	24/04/2026
3	25 Statesman Cr MOOROOLBARK 3138	\$785,000	10/04/2026

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:

05/08/2026 15:09



Property Type: House (Previously Occupied - Detached)
Land Size: 869 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median House Price
 05/08/2025 - 04/08/2026: \$894,000

Comparable Properties



45 Meadowlark La MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 25/05/2026
Property Type: House (Res)
Land Size: 866 sqm approx



21 Sheridan Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 24/04/2026
Property Type: House
Land Size: 877 sqm approx

25 Statesman Cr MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$785,000
Method: Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 855 sqm approx

Account - Barry Plant | P: 03 9735 3300