

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 Starboard Close, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$859,950

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Mooroolbark

Period - From

16/09/2025

to

15/09/2026

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	89 Hawthory Rd MOOROOLBARK 3138	\$850,000	28/08/2026
2	117a Cherylne Cr KILSYTH 3137	\$855,000	06/07/2026
3	2 Solander CI KILSYTH 3137	\$850,000	26/06/2026

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:

16/09/2026 19:04



 3  2  2

Property Type: House
Land Size: 406 sqm approx
Agent Comments

Indicative Selling Price
 \$859,950

Median House Price
 16/09/2025 - 15/09/2026: \$890,000

Comparable Properties



89 Hawthory Rd MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  3

Price: \$850,000
Method: Private Sale
Date: 28/08/2026
Property Type: House (Res)
Land Size: 404 sqm approx



117a Cherylnne Cr KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$855,000
Method: Private Sale
Date: 06/07/2026
Property Type: House (Res)



2 Solander CI KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 26/06/2026
Property Type: Unit
Land Size: 300 sqm approx