

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

89 Hawthory Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$770,000

&

\$840,000

Median sale price

Median price

\$895,000

Property Type

House

Suburb

Mooroolbark

Period - From

22/07/2025

to

21/07/2026

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	8 Primary St MOOROOLBARK 3138	\$735,000	04/06/2026
2	1a Tennyson Av KILSYTH 3137	\$855,500	24/04/2026
3	37 Shirley St MOOROOLBARK 3138	\$838,000	01/04/2026

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:

22/07/2026 15:58



 4  2  1

Property Type: House
Land Size: 404 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median House Price
22/07/2025 - 21/07/2026: \$895,000

Comparable Properties



8 Primary St MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$735,000
Method: Private Sale
Date: 04/06/2026
Property Type: Townhouse (Single)
Land Size: 269 sqm approx



1a Tennyson Av KILSYTH 3137 (REI/VG)

Agent Comments

 4  2  2

Price: \$855,500
Method: Private Sale
Date: 24/04/2026
Property Type: House
Land Size: 405 sqm approx



37 Shirley St MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  1  1

Price: \$838,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 454 sqm approx

Account - Barry Plant | P: 03 9874 3355