

## 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

258 HULL ROAD MOOROOLBARK VIC 3138

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$850,000	&	\$870,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$877,500	Property type	House	Suburb	Mooroolbark
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

### 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 6 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
9 RICKY COURT MOOROOLBARK VIC 3138	\$860,000	06-Jan-26
30 GREENSLOPES DRIVE MOOROOLBARK VIC 3138	\$867,250	25-Nov-25
10 ANGLO COURT MOOROOLBARK VIC 3138	\$893,000	25-Oct-25

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 6 months.

This Statement of Information was prepared on: 20 January 2026



**9 RICKY COURT MOOROOLBARK  
VIC 3138**

Sold Price

<sup>RS</sup> **\$860,000** Sold Date **06-Jan-26**



3



1



2

Distance

**0.75km**



**30 GREENSLOPES DRIVE  
MOOROOLBARK VIC 3138**

Sold Price

**\$867,250** Sold Date **25-Nov-25**



3



1



2

Distance

**1.33km**



**10 ANGLO COURT MOOROOLBARK  
VIC 3138**

Sold Price

**\$893,000** Sold Date **25-Oct-25**



4



1



2

Distance

**1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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