

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

6/208 Hull Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$679,762 Property Type Unit Suburb Mooroolbark

Period - From 01/10/2025 to 31/12/2025 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	2/13 Louisa St CROYDON 3136	\$685,000	19/03/2026
2	5/18-20 Louisa St CROYDON 3136	\$680,000	27/01/2026
3			

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:

24/03/2026 14:45

Mitch Grey

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Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

December quarter 2025: \$679,762



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



2/13 Louisa St CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$685,000

Method: Private Sale

Date: 19/03/2026

Property Type: Unit

Land Size: 199 sqm approx



5/18-20 Louisa St CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$680,000

Method: Private Sale

Date: 27/01/2026

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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