

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

353a Hull Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Mooroolbark

Period - From 25/03/2025 to 24/03/2026 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	19 Myoora Dr MOOROOLBARK 3138	\$780,000	14/01/2026
2	2/19 Ricky Ct MOOROOLBARK 3138	\$800,000	24/12/2025
3	3a Aintree St MOOROOLBARK 3138	\$770,000	06/12/2025

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:

25/03/2026 18:03



3 2 2

Property Type: Unit
Land Size: 315 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
25/03/2025 - 24/03/2026: \$690,000

Comparable Properties



19 Myoora Dr MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$780,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 395 sqm approx



2/19 Ricky Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit
Land Size: 274 sqm approx



3a Aintree St MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$770,000
Method: Private Sale
Date: 06/12/2025
Property Type: Unit
Land Size: 451 sqm approx

Account - Barry Plant | P: 03 9735 3300