

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

9 Dennis Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$910,000

Property Type

House

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	4 Cameron Rd CROYDON 3136	\$820,000	20/11/2025
2	22 Esther Cr MOOROOLBARK 3138	\$755,000	14/11/2025
3	1/46 Carronvale Rd MOOROOLBARK 3138	\$800,000	05/11/2025

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:

27/03/2026 12:24



Property Type: House

Land Size: 408 sqm approx

Agent Comments

Comparable Properties



4 Cameron Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 354 sqm approx



22 Esther Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 491 sqm approx



1/46 Carronvale Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 05/11/2025

Property Type: House

Land Size: 383 sqm approx