

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

1/230 Hull Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$695,000

&

\$764,500

Median sale price

Median price \$692,262

Property Type Townhouse

Suburb Mooroolbark

Period - From 09/04/2025

to

08/04/2026

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	3/7 Morelle Ct MOOROOLBARK 3138	\$763,000	19/03/2026
2	1/5 Moana Dr MOOROOLBARK 3138	\$800,000	16/03/2026
3	2 Heath Cl MOOROOLBARK 3138	\$700,500	16/03/2026

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:

09/04/2026 10:31



Property Type:
Agent Comments

Indicative Selling Price
\$695,000 - \$764,500
Median Townhouse Price
09/04/2025 - 08/04/2026: \$692,262

Comparable Properties



3/7 Morelle Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$763,000
Method: Private Sale
Date: 19/03/2026
Property Type: Townhouse (Res)



1/5 Moana Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 16/03/2026
Property Type: Townhouse (Res)



2 Heath Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$700,500
Method: Private Sale
Date: 16/03/2026
Property Type: Townhouse (Res)