

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

264 Hull Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$900,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2025

to 30/06/2026

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	5 Blueberry Rd MOOROOLBARK 3138	\$880,000	26/06/2026
2	7 Melody Ct MOOROOLBARK 3138	\$945,000	18/06/2026
3	319 Hull Rd MOOROOLBARK 3138	\$825,000	02/03/2026

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:

19/08/2026 15:51



3 2 5

Property Type: House

Land Size: 912 sqm approx

Agent Comments

Comparable Properties



5 Blueberry Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$880,000

Method: Private Sale

Date: 26/06/2026

Property Type: House (Res)

Land Size: 864 sqm approx



7 Melody Ct MOOROOLBARK 3138 (REI)

Agent Comments

3 2 4

Price: \$945,000

Method: Private Sale

Date: 18/06/2026

Property Type: House (Res)

Land Size: 908 sqm approx



319 Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 -

Price: \$825,000

Method: Private Sale

Date: 02/03/2026

Property Type: House (Res)

Land Size: 863 sqm approx