

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

442a Hull Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$750,000

&

\$790,000

Median sale price

Median price \$685,500

Property Type Unit

Suburb Mooroolbark

Period - From 01/04/2025

to

30/06/2025

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	1/26 Wainewright Av MOOROOLBARK 3138	\$757,000	04/06/2025
2	49A Kipling Av MOOROOLBARK 3138	\$790,000	26/05/2025
3	58a Carronvale Rd MOOROOLBARK 3138	\$770,000	16/05/2025

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:

28/07/2025 15:07

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3 2 2

Property Type: Unit
Land Size: 305 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median Unit Price

June quarter 2025: \$685,500

Comparable Properties



1/26 Wainewright Av MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$757,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 402 sqm approx



49A Kipling Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000
Method: Private Sale
Date: 26/05/2025
Property Type: Unit
Land Size: 425 sqm approx



58a Carronvale Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$770,000
Method: Private Sale
Date: 16/05/2025
Property Type: Townhouse (Res)
Land Size: 278 sqm approx

Account - Jellis Craig | P: 03 9726 8888