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: 4 Henty Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $936,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2026 to 31/03/2026 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	34 Mcdermott Av MOOROOLBARK 3138	$1,005,000	23/04/2026
2	7 Coolaroo Ct MOOROOLBARK 3138	$990,000	09/04/2026
3	64 Blue Ridge Dr MOOROOLBARK 3138	$1,030,000	31/01/2026

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: 21/05/2026 11:07

4 Henty Court, Mooroolbark Vic 3138

Matthew Bishop
9726 8888
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4 2 0

Property Type: House
Land Size: 1085 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
March quarter 2026: $936,000

Comparable Properties



34 Mcdermott Av MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,005,000
Method: Private Sale
Date: 23/04/2026
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments



7 Coolaroo Ct MOOROOLBARK 3138 (REI)

4 2 2

Price: $990,000
Method: Private Sale
Date: 09/04/2026
Property Type: House
Land Size: 864 sqm approx

Agent Comments



64 Blue Ridge Dr MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,030,000
Method: Private Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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