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	73 DRYDEN CONCOURSE MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$905,000	Property type	House	Suburb	Mooroolbark
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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 6 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
18 SHELDON AVENUE MOOROOLBARK VIC 3138	$725,000	05-Feb-26
4 LORNA COURT MOOROOLBARK VIC 3138	$735,000	27-Feb-26
67 CARDIGAN ROAD MOOROOLBARK VIC 3138	$700,000	14-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 06 July 2026

BELL REAL ESTATE
Allan Dowdell
P 03 8761 0688
M 0412 688 560
E allan@bellrealestate.com.au



18 SHELDON AVENUE MOOROOLBARK VIC 3138

3 1 2

Sold Price **$725,000** Sold Date **05-Feb-26**

Distance **0.42km**



4 LORNA COURT MOOROOLBARK VIC 3138

3 1 -

Sold Price **$735,000** Sold Date **27-Feb-26**

Distance **1.57km**



67 CARDIGAN ROAD MOOROOLBARK VIC 3138

3 1 2

Sold Price **$700,000** Sold Date **14-Apr-26**

Distance **0.57km**



5 ARYAN CLOSE MOOROOLBARK VIC 3138

3 1 2

Sold Price RS **$695,000** Sold Date **30-May-26**

Distance **1.51km**



22 CARAWA STREET MOOROOLBARK VIC 3138

3 1 1

Sold Price **$752,500** Sold Date **29-Jan-26**

Distance **2.27km**



10 BRIDGES AVENUE MOOROOLBARK VIC 3138

3 1 2

Sold Price **$769,000** Sold Date **02-Apr-26**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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