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	2 Dobell Place, Mooroolbark Vic 3138

Indicative selling price

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

Single price $999,950

Median sale price

Median price $873,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2024 to 31/03/2025 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 Melissa Ct MOOROOLBARK 3138	$980,000	07/04/2025
2	38 Kirkford Dr MOOROOLBARK 3138	$995,000	17/12/2024
3	43 Chirnside Dr CHIRNSIDE PARK 3116	$1,075,000	31/10/2024

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: 08/04/2025 21:39

2 Dobell Place, Mooroolbark Vic 3138



4 2 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$999,950
Median House Price
Year ending March 2025: $873,000

Comparable Properties



1 Melissa Ct MOOROOLBARK 3138 (REI)

5 2 4

Price: $980,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 851 sqm approx

Agent Comments



38 Kirkford Dr MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $995,000
Method: Private Sale
Date: 17/12/2024
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



43 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $1,075,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 859 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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