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 Hyde Park Walk, Mooroolbark Vic 3138

Indicative selling price

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

Range between $745,000 & $815,000

Median sale price

Median price $832,500 Property Type House Suburb Mooroolbark

Period - From 01/01/2025 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	29 Shakespeare Av MOOROOLBARK 3138	$820,000	26/04/2025
2	64 Ross Pincott Dr MOOROOLBARK 3138	$805,500	14/12/2024
3	7 Dennis Ct MOOROOLBARK 3138	$774,000	16/11/2024

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: 07/05/2025 10:47

4 Hyde Park Walk, Mooroolbark Vic 3138



3 2 2

Rooms: 4
Property Type: House
Land Size: 880 sqm approx

Agent Comments

Indicative Selling Price
$745,000 - $815,000
Median House Price
March quarter 2025: $832,500

Comparable Properties



29 Shakespeare Av MOOROOLBARK 3138 (REI)

3 1 3

Price: $820,000
Method: Auction Sale
Date: 26/04/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



64 Ross Pincott Dr MOOROOLBARK 3138 (REI/VG)

3 1 2

Price: $805,500
Method: Sold Before Auction
Date: 14/12/2024
Property Type: House (Res)
Land Size: 889 sqm approx

Agent Comments



7 Dennis Ct MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $774,000
Method: Private Sale
Date: 16/11/2024
Property Type: House
Land Size: 548 sqm approx

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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