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	4/88 Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between $720,000 & $780,000

Median sale price

Median price $860,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2024 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	3/10 Ricky Ct MOOROOLBARK 3138	$760,000	06/06/2025
2	1/26 Wainewright Av MOOROOLBARK 3138	$757,000	04/06/2025
3	91 Spriggs Dr CROYDON 3136	$750,000	18/04/2025

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: 17/09/2025 16:44

4/88 Winyard Drive, Mooroolbark Vic 3138

JellisCraig



3 2 1

Property Type: Townhouse
Land Size: 173 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $780,000
Median House Price
Year ending June 2025: $860,000

Comparable Properties



3/10 Ricky Ct MOOROOLBARK 3138 (VG)

3 - -

Price: $760,000
Method: Sale
Date: 06/06/2025
Property Type: House - Attached House N.E.C.
Land Size: 189 sqm approx

Agent Comments



1/26 Wainewright Av MOOROOLBARK 3138 (REI)

3 2 2

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

Agent Comments



91 Spriggs Dr CROYDON 3136 (REI/VG)

3 2 2

Price: $750,000
Method: Private Sale
Date: 18/04/2025
Property Type: House
Land Size: 298 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata.com.au

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