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: 83 Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $880,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2025 to 30/09/2025 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	5 Dallas Ct KILSYTH 3137	$980,000	22/10/2025
2	12 Blueberry Rd MOOROOLBARK 3138	$950,000	13/08/2025
3	11 Alawara Dr MOOROOLBARK 3138	$973,000	11/08/2025

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: 24/11/2025 08:57

83 Winyard Drive, Mooroolbark Vic 3138

JellisCraig

Matthew Bishop
9726 8888
0438 131 759
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6 2 2

Property Type: House
Land Size: 1114 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
September quarter 2025: $880,000

Comparable Properties



5 Dallas Ct KILSYTH 3137 (REI)

5 2 1

Price: $980,000
Method: Private Sale
Date: 22/10/2025
Property Type: House
Land Size: 904 sqm approx

Agent Comments



12 Blueberry Rd MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $950,000
Method: Private Sale
Date: 13/08/2025
Property Type: House (Res)
Land Size: 886 sqm approx

Agent Comments



11 Alawara Dr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $973,000
Method: Private Sale
Date: 11/08/2025
Property Type: House (Res)
Land Size: 866 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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