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: 6/196 Hull Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $655,500 Property Type Unit 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	2/196 Hull Rd MOOROOLBARK 3138	$600,000	01/08/2025
2	3/44 Felix Gr MOOROOLBARK 3138	$602,000	02/07/2025
3	3/196 Hull Rd MOOROOLBARK 3138	$582,500	25/06/2025

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 14:11

6/196 Hull Road, Mooroolbark Vic 3138

JellisCraig

Justin Ross
9726 8888
0432 270 823
justinross@jelliscraig.com.au



2 1 1

Property Type: Unit
Land Size: 129 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
September quarter 2025: $655,500

Comparable Properties



2/196 Hull Rd MOOROOLBARK 3138 (REI/VG)

2 2 1

Price: $600,000
Method: Private Sale
Date: 01/08/2025
Property Type: Unit
Land Size: 129 sqm approx

Agent Comments



3/44 Felix Gr MOOROOLBARK 3138 (REI/VG)

2 1 1

Price: $602,000
Method: Private Sale
Date: 02/07/2025
Property Type: Unit
Land Size: 233 sqm approx

Agent Comments



3/196 Hull Rd MOOROOLBARK 3138 (VG)

2 - -

Price: $582,500
Method: Sale
Date: 25/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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