

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 17 Wyuna Walk, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$995,000 & \$1,090,000

Median sale price

Median price \$910,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2025 to 31/12/2025 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	25 Great Oak Ct MOOROOLBARK 3138	\$1,050,000	27/11/2025
2	142 Hayrick La MOOROOLBARK 3138	\$1,080,000	16/11/2025
3	11 Turella Ct MOOROOLBARK 3138	\$1,050,000	10/10/2025

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.~~

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Regina Atkinson
9726 8888
0417 565 624
reginaatkinson@jelliscraig.com.au



 4  2  2

Property Type: House
Land Size: 965 sqm approx
Agent Comments

Indicative Selling Price
\$995,000 - \$1,090,000
Median House Price
December quarter 2025: \$910,000

Comparable Properties



25 Great Oak Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 864 sqm approx



142 Hayrick La MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 16/11/2025
Property Type: Unit
Land Size: 935 sqm approx



11 Turella Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 10/10/2025
Property Type: House
Land Size: 877 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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