

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 Henty Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$936,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/01/2026

to

31/03/2026

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	64 Blue Ridge Dr MOOROOLBARK 3138	\$1,030,000	31/01/2026
2	3 Autumn Gr MOOROOLBARK 3138	\$1,087,500	09/12/2025
3	11 Brack Ct MOOROOLBARK 3138	\$1,000,000	19/11/2025

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:

13/04/2026 10:03

Matthew Bishop
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Property Type: House (Res)
Land Size: 1085 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2026: \$936,000

Comparable Properties



64 Blue Ridge Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 607 sqm approx



3 Autumn Gr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,087,500
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 863 sqm approx



11 Brack Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 867 sqm approx

Account - Jellis Craig | P: 03 9726 8888