

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

4/96 SHERLOCK ROAD MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

2/88 SHERLOCK ROAD MOOROOLBARK VIC 3138	\$531,500	18-Nov-25
2/57 MOUNT VIEW PARADE CROYDON VIC 3136	\$536,000	22-Oct-25
16/83A LINCOLN ROAD CROYDON VIC 3136	\$520,000	05-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 04 March 2026



**2/88 SHERLOCK ROAD
 MOOROOLBARK VIC 3138**

2 1 1

Sold Price **\$531,500** Sold Date **18-Nov-25**

Distance **0.17km**



**2/57 MOUNT VIEW PARADE
 CROYDON VIC 3136**

2 1 1

Sold Price **\$536,000** Sold Date **22-Oct-25**

Distance **0.33km**



**16/83A LINCOLN ROAD CROYDON
 VIC 3136**

2 1 1

Sold Price **\$520,000** Sold Date **05-Nov-25**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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