

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
1/69 Dryden Concourse, Mooroolbark, Vic 3138

Indicative selling price

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

Single price \$759,500

Median sale price

Median price \$890,000 Property type House Suburb Mooroolbark

Period - From 01/11/2025 to 31/01/2026 Source  PropTrack

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
1/20 Birkenhead Drive, Kilsyth, VIC 3137	\$735,000	27/11/2025
7 Gray Ct, Mooroolbark, VIC 3138	\$750,000	21/10/2025
5 Glen Dhu Rd, Kilsyth, VIC 3137	\$750,000	24/09/2025

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: 07/02/2026