

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

8 Bulga Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/07/2024

to

30/06/2025

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	7 Jean Ct MOOROOLBARK 3138	\$800,000	12/05/2025
2	1 Selina Av MOOROOLBARK 3138	\$876,000	14/03/2025
3	3 Maralinga Tce MOOROOLBARK 3138	\$800,000	22/02/2025

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:

15/08/2025 12:10

8 Bulga Street, Mooroolbark Vic 3138



3 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 939 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending June 2025: \$860,000

Comparable Properties

7 Jean Ct MOOROOLBARK 3138 (VG)

Agent Comments

3 - -

Price: \$800,000
Method: Sale
Date: 12/05/2025
Property Type: House (Res)
Land Size: 1003 sqm approx



1 Selina Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 3

Price: \$876,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 912 sqm approx



3 Maralinga Tce MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 3

Price: \$800,000
Method: Private Sale
Date: 22/02/2025
Property Type: House
Land Size: 1027 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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