

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Brook Court, Mooroopna, VIC 3629

Indicative selling price

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

Price Range

\$619,000

&

\$650,000

Median sale price

Median price

\$490,000

Property Type

House

Suburb

Mooroopna (3629)

Period - From

01/09/2025

to

31/08/2026

Source

realestate.com.au

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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 Clydesdale Court, Mooroopna VIC 3629	\$585,000	18/05/2026
27 Bellemara Drive, Mooroopna VIC 3629	\$650,000	29/03/2026
7 Winolite Court, Mooroopna VIC 3629	\$660,000	01/04/2026

This Statement of Information was prepared on: 07/09/2026