Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	5 Kirkford Drive, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100	.000,	\$1,200,000
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Median sale price

Median price \$	8873,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From 0	01/04/2024	to	31/03/2025		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

Au	diess of comparable property	1 1100	Date of Sale
1	66 Partridge Way MOOROOLBARK 3138	\$1,301,000	30/04/2025
2	2 Dobell PI MOOROOLBARK 3138	\$1,012,500	14/04/2025
3	3 Tombolo Ct MOOROOLBARK 3138	\$1,184,000	01/04/2025

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:	16/06/2025 13:17



Date of sale



Joseph Corsi 9870 6211 0418 149 290 josephcorsi@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending March 2025: \$873,000



Property Type: House
Land Size: 852 sqm approx

Agent Comments

Comparable Properties



66 Partridge Way MOOROOLBARK 3138 (REI)

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Agent Comments

Price: \$1,301,000 Method: Private Sale Date: 30/04/2025 Property Type: House Land Size: 876 sqm approx



2 Dobell PI MOOROOLBARK 3138 (REI)

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Agent Comments

Price: \$1,012,500 **Method:** Private Sale **Date:** 14/04/2025

Property Type: House (Res) **Land Size:** 864 sqm approx



3 Tombolo Ct MOOROOLBARK 3138 (REI)

Price: \$1.184.000

2



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Agent Comments

Method: Private Sale Date: 01/04/2025 Property Type: House Land Size: 864 sqm approx

Account - Jellis Craig | P: 03 9870 6211





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