

# 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

77 Kipling Avenue, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$900,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2025 to 31/03/2026 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	28 Cardigan Rd MOOROOLBARK 3138	\$800,000	28/02/2026
2	35 Charles St MOOROOLBARK 3138	\$725,000	12/01/2026
3	15 Landara Ct MOOROOLBARK 3138	\$705,000	21/12/2025

**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:

27/05/2026 08:46

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**Indicative Selling Price**

\$690,000 - \$750,000

**Median House Price**

Year ending March 2026: \$900,000



3   1   2

**Property Type:** House

**Land Size:** 864 sqm approx

Agent Comments

## Comparable Properties

**28 Cardigan Rd MOOROOLBARK 3138 (REI)**

Agent Comments

3   1   2

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 898 sqm approx



**35 Charles St MOOROOLBARK 3138 (REI)**

Agent Comments

3   1   2

**Price:** \$725,000

**Method:** Private Sale

**Date:** 12/01/2026

**Property Type:** House (Res)

**Land Size:** 865 sqm approx



**15 Landara Ct MOOROOLBARK 3138 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 21/12/2025

**Property Type:** House (Res)

**Land Size:** 866 sqm approx

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