

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

3/1 Elaine Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$670,000

Property Type Unit

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	2/343 Maroondah Hwy CROYDON NORTH 3136	\$745,500	27/03/2025
2	24a Felix Gr MOOROOLBARK 3138	\$767,000	20/05/2025
3	12 Coombah Ct MOOROOLBARK 3138	\$730,000	13/05/2025

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:

06/08/2025 09:49

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending June 2025: \$670,000



3 2 2

Property Type: Unit
Land Size: 263 sqm approx
Agent Comments

Comparable Properties

2/343 Maroondah Hwy CROYDON NORTH 3136 (REI)

Agent Comments

3 2 2

Price: \$745,500
Method:
Date: 27/03/2025
Property Type: House



24a Felix Gr MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$767,000
Method: Private Sale
Date: 20/05/2025
Property Type: Unit
Land Size: 517 sqm approx



12 Coombah Ct MOOROOLBARK 3138 (REI)

Agent Comments

3 1 1

Price: \$730,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 375 sqm approx

Account - Jellis Craig | P: 03 9726 8888