

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

1/1 Mark Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$685,500

Property Type Unit

Suburb Mooroolbark

Period - From 01/04/2025

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 Coolabah St MOOROOLBARK 3138	\$800,000	08/07/2025
2	50 Highview Dr MOOROOLBARK 3138	\$703,000	24/06/2025
3	26 Wainewright Av MOOROOLBARK 3138	\$757,000	04/06/2025

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:

01/08/2025 12:35

Regina Atkinson
9726 8888
0417 565 624
reginaatkinson@jelliscraig.com.au



3 1 1

Property Type: House (Res)
Land Size: 417 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
June quarter 2025: \$685,500

Comparable Properties



7 Coolabah St MOOROOLBARK 3138 (REI)

3 1 2

Agent Comments

Price: \$800,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)
Land Size: 445 sqm approx



50 Highview Dr MOOROOLBARK 3138 (REI/VG)

3 2 1

Agent Comments

Price: \$703,000
Method: Private Sale
Date: 24/06/2025
Property Type: House (Res)
Land Size: 452 sqm approx



26 Wainewright Av MOOROOLBARK 3138 (REI)

3 2 2

Agent Comments

Price: \$757,000
Method: Private Sale
Date: 04/06/2025
Property Type: House (Res)
Land Size: 402 sqm approx

Account - Jellis Craig | P: 03 9726 8888