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

Address	20 Marlow Street, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Single price \$749,950

Median sale price

Median price \$860,000	Pro	operty Type Ho	use	Suburb	Mooroolbark
Period - From 01/07/202	4 to	30/06/2025	Sourc	e 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

Address of comparable property		1 1100	Date of Sale
1	6 Erang Ct MOOROOLBARK 3138	\$715,000	22/05/2025
2	12 Bimbadeen Dr MOOROOLBARK 3138	\$715,000	04/02/2025
3	21 Barker Dr MOOROOLBARK 3138	\$740,000	31/01/2025

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:	21/07/2025 16:21



Date of sale

JellisCraig

Michael Duffield 9726 8888 0428 975 698 michaelduffield@jelliscraig.com.au

> Indicative Selling Price \$749,950 Median House Price Year ending June 2025: \$860,000



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Property Type: House Land Size: 870 sqm approx Agent Comments

Comparable Properties



6 Erang Ct MOOROOLBARK 3138 (REI/VG)

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3

Price: \$715,000

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1

3 ₄

Method: Private Sale Date: 22/05/2025 Property Type: House (Res)

Land Size: 953 sqm approx

Agent Comments



12 Bimbadeen Dr MOOROOLBARK 3138 (REI/VG)

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Agent Comments

Price: \$715,000 Method: Private Sale Date: 04/02/2025 Property Type: House Land Size: 868 sqm approx



21 Barker Dr MOOROOLBARK 3138 (REI/VG)

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Price: \$740,000 Method: Private Sale Date: 31/01/2025 Property Type: House Land Size: 871 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9726 8888





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