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: 100 Manchester Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $883,500 Property Type House Suburb Mooroolbark

Period - From 01/01/2025 to 31/12/2025 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	11 Lawson Rd MOOROOLBARK 3138	$775,000	24/11/2025
2	5 Larnook Cr MOOROOLBARK 3138	$795,000	25/10/2025
3	69 Greenslopes Dr MOOROOLBARK 3138	$762,000	04/10/2025

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: 14/01/2026 10:22

100 Manchester Road, Mooroolbark Vic 3138

JellisCraig

Regina Atkinson
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0417 565 624
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5 3 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
Year ending December 2025: $883,500

Comparable Properties



11 Lawson Rd MOOROOLBARK 3138 (REI)

3 1 3

Price: $775,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



5 Larnook Cr MOOROOLBARK 3138 (REI/VG)

3 1 2

Price: $795,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments



69 Greenslopes Dr MOOROOLBARK 3138 (REI/VG)

4 1 2

Price: $762,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 875 sqm approx

Agent Comments

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