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	26a Kipling Avenue, 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 $676,000 Property Type Unit Suburb Mooroolbark

Period - From 01/10/2024 to 30/09/2025 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	130a Manchester Rd MOOROOLBARK 3138	$770,000	19/09/2025
2	442a Hull Rd MOOROOLBARK 3138	$775,000	12/08/2025
3	49A Kipling Av MOOROOLBARK 3138	$790,000	26/05/2025

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: 28/10/2025 14:56

26a Kipling Avenue, Mooroolbark Vic 3138

Lachlan Williams
9722 9755
0414 582 556
teamwilliams@hoskins.com.au



3 2 2

Property Type: Unit
Land Size: 284 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending September 2025: $676,000

Comparable Properties



130a Manchester Rd MOOROOLBARK 3138 (REI)

3 2 2

Price: $770,000
Method: Private Sale
Date: 19/09/2025
Property Type: Unit
Land Size: 242 sqm approx

Agent Comments



442a Hull Rd MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $775,000
Method: Private Sale
Date: 12/08/2025
Property Type: Unit
Land Size: 305 sqm approx

Agent Comments



49A Kipling Av MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $790,000
Method: Private Sale
Date: 26/05/2025
Property Type: Unit
Land Size: 425 sqm approx

Agent Comments

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