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	9 Alawara Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $880,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2025 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	133 Landscape Dr MOOROOLBARK 3138	$945,000	03/12/2025
2	39 Erskine Ridg MOOROOLBARK 3138	$875,000	11/10/2025
3	8 Bulga St MOOROOLBARK 3138	$965,000	20/09/2025

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: 22/12/2025 14:54

9 Alawara Drive, Mooroolbark Vic 3138

Ash Thompson
9870 6211
0401 205 320
ashthompson@jelliscraig.com.au



3 2 2

Property Type: Hous
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
September quarter 2025: $880,000

Comparable Properties



133 Landscape Dr MOOROOLBARK 3138 (REI)

3 2 2

Price: $945,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 867 sqm approx

Agent Comments



39 Erskine Ridg MOOROOLBARK 3138 (REI/VG)

4 2 3

Price: $875,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 882 sqm approx

Agent Comments



8 Bulga St MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $965,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 936 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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