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	6 Parkhill Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $684,000 Property Type Unit Suburb Mooroolbark

Period - From 29/01/2025 to 28/01/2026 Source Property Data

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	86b Brice Av MOOROOLBARK 3138	$735,000	21/01/2026
2	4 Montana Pl MOOROOLBARK 3138	$751,000	28/08/2025
3	2/32 Felix Gr MOOROOLBARK 3138	$772,000	08/08/2025

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: 29/01/2026 15:09

6 Parkhill Close, Mooroolbark Vic 3138

JellisCraig

Vivian Ge
0432408459
viviange@jelliscraig.com.au



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median Unit Price
29/01/2025 - 28/01/2026: $684,000

Comparable Properties



86b Brice Av MOOROOLBARK 3138 (REI)

3 2 2

Price: $735,000
Method: Private Sale
Date: 21/01/2026
Property Type: Townhouse (Single)

Agent Comments



4 Montana Pl MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $751,000
Method: Private Sale
Date: 28/08/2025
Property Type: Townhouse (Single)

Agent Comments



2/32 Felix Gr MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $772,000
Method: Private Sale
Date: 08/08/2025
Property Type: Unit
Land Size: 213 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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