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<br>Including suburb and postcode | 30 Williams Road, Mooroolbark Vic 3138 |

## Indicative selling price

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

Range between $750,000 & $825,000

## Median sale price

Median price $880,000 Property Type House Suburb Mooroolbark

Period - From 04/05/2025 to 03/05/2026 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 | 216 Manchester Rd MOOROOLBARK 3138 | $760,000 | 26/02/2026 |
| 2 | 26 Myoora Dr MOOROOLBARK 3138 | $810,000 | 16/02/2026 |
| 3 | 42 Old Kent Rd MOOROOLBARK 3138 | $820,000 | 23/12/2025 |

**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: 04/05/2026 10:02

30 Williams Road, Mooroolbark Vic 3138

JellisCraig

Matthew Bishop
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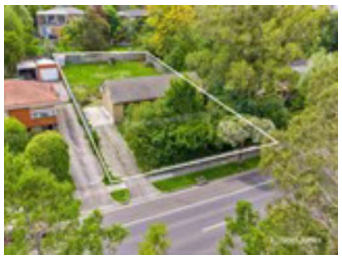

3 1 1

**Property Type:** House
**Land Size:** 942 sqm approx

Agent Comments

**Indicative Selling Price**
$750,000 - $825,000
**Median House Price**
04/05/2025 - 03/05/2026: $880,000

# Comparable Properties



**216 Manchester Rd MOOROOLBARK 3138 (REI)**

3 1 2

**Price:** $760,000
**Method:** Private Sale
**Date:** 26/02/2026
**Property Type:** House
**Land Size:** 867 sqm approx

Agent Comments



**26 Myoora Dr MOOROOLBARK 3138 (REI/VG)**

3 1 2

**Price:** $810,000
**Method:** Private Sale
**Date:** 16/02/2026
**Property Type:** House
**Land Size:** 948 sqm approx

Agent Comments



**42 Old Kent Rd MOOROOLBARK 3138 (REI/VG)**

3 1 1

**Price:** $820,000
**Method:** Private Sale
**Date:** 23/12/2025
**Property Type:** House (Res)
**Land Size:** 933 sqm approx

Agent Comments

**Account -** Jellis Craig | P: 03 9726 8888

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