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: 259 Manchester Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $695,000 & $750,000

Median sale price

Median price $882,000 Property Type House Suburb Mooroolbark

Period - From 26/03/2025 to 25/03/2026 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	15 Landara Ct MOOROOLBARK 3138	$705,000	21/12/2025
2	12 Eric St CROYDON 3136	$748,000	21/10/2025
3			

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: 26/03/2026 15:22

259 Manchester Road, Mooroolbark Vic 3138

JellisCraig

Regina Atkinson
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0417 565 624
reginaatkinson@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 367 sqm approx

Agent Comments

Indicative Selling Price
$695,000 - $750,000
Median House Price
26/03/2025 - 25/03/2026: $882,000

Comparable Properties



15 Landara Ct MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $705,000
Method: Private Sale
Date: 21/12/2025
Property Type: House (Res)
Land Size: 866 sqm approx

Agent Comments



12 Eric St CROYDON 3136 (REI/VG)

3 1 1

Price: $748,000
Method: Private Sale
Date: 21/10/2025
Property Type: House
Land Size: 389 sqm approx

Agent Comments

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.

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