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	69 Carronvale Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $720,000 & $765,000

Median sale price

Median price $900,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2025 to 31/03/2026 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	4 Lorna Ct MOOROOLBARK 3138	$735,000	27/02/2026
2	216 Manchester Rd MOOROOLBARK 3138	$760,000	26/02/2026
3	35 Charles St MOOROOLBARK 3138	$725,000	12/01/2026

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: 28/05/2026 10:45

69 Carronvale Road, Mooroolbark Vic 3138

JellisCraig



3 1 1

Property Type: House
Land Size: 914 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $765,000
Median House Price
Year ending March 2026: $900,000

Comparable Properties



4 Lorna Ct MOOROOLBARK 3138 (REI/VG)

3 1 -

Price: $735,000
Method: Private Sale
Date: 27/02/2026
Property Type: House (Res)
Land Size: 430 sqm approx

Agent Comments



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



35 Charles St MOOROOLBARK 3138 (REI)

3 1 2

Price: $725,000
Method: Private Sale
Date: 12/01/2026
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

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