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: 24 Avalon Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between: $1,250,000 & $1,350,000

Median sale price

Median price: $936,000 Property Type: House Suburb: Mooroolbark

Period - From: 01/01/2026 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	37 Blue Ridge Dr MOOROOLBARK 3138	$1,250,000	27/03/2026
2	35 Larbert Rd MOOROOLBARK 3138	$1,300,000	17/03/2026
3	18 Neryl Ct MOOROOLBARK 3138	$1,325,000	12/03/2026

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: 29/04/2026 16:12

24 Avalon Street, Mooroolbark Vic 3138

JellisCraig

Jen Harlow
9870 6211
0415 356 657
jenharlow@jelliscraig.com.au

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
March quarter 2026: $936,000



4 2 2

Property Type: House
Land Size: 866 sqm approx

Agent Comments

Comparable Properties



37 Blue Ridge Dr MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 750 sqm approx

Agent Comments



35 Larbert Rd MOOROOLBARK 3138 (REI/VG)

5 2 2

Price: $1,300,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 622 sqm approx

Agent Comments



18 Neryl Ct MOOROOLBARK 3138 (REI)

5 3 2

Price: $1,325,000
Method: Private Sale
Date: 12/03/2026
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

REIV THE DIFFERENCE

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