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: 50 Kipling Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between $900,000 & $990,000

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	21 Highland Cr MOOROOLBARK 3138	$930,000	06/03/2026
2	39 Margaret St KILSYTH 3137	$975,000	05/03/2026
3	8 Haven Ct MOOROOLBARK 3138	$952,000	08/01/2026

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: 30/04/2026 15:39

50 Kipling Avenue, Mooroolbark Vic 3138

JellisCraig

Regina Atkinson
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0417 565 624
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Indicative Selling Price
$900,000 - $990,000
Median House Price
March quarter 2026: $936,000



4 2 1

Property Type: House
Land Size: 872 sqm approx

Agent Comments

Comparable Properties



21 Highland Cr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $930,000
Method: Private Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 876 sqm approx

Agent Comments



39 Margaret St KILSYTH 3137 (REI/VG)

4 2 2

Price: $975,000
Method: Private Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments



8 Haven Ct MOOROOLBARK 3138 (REI/VG)

4 2 5

Price: $952,000
Method: Private Sale
Date: 08/01/2026
Property Type: House
Land Size: 708 sqm approx

Agent Comments

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