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	3 Prestige Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $700,250 Property Type Townhouse 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	5/70 Lincoln Rd CROYDON 3136	$595,000	24/04/2026
2	6/196 Hull Rd MOOROOLBARK 3138	$630,000	14/01/2026
3	8b Swinburne Av MOOROOLBARK 3138	$647,600	01/12/2025

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 11:10

3 Prestige Close, Mooroolbark Vic 3138

Justin Ross
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2 2 1

Property Type: Townhouse
Land Size: 133 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Townhouse Price
04/05/2025 - 03/05/2026: $700,250

Comparable Properties



5/70 Lincoln Rd CROYDON 3136 (REI)

2 1 1

Price: $595,000
Method: Private Sale
Date: 24/04/2026
Property Type: Unit
Land Size: 161 sqm approx

Agent Comments



6/196 Hull Rd MOOROOLBARK 3138 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 14/01/2026
Property Type: Unit
Land Size: 129 sqm approx

Agent Comments



8b Swinburne Av MOOROOLBARK 3138 (REI/VG)

2 1 1

Price: $647,600
Method: Private Sale
Date: 01/12/2025
Property Type: Unit
Land Size: 221 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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