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	22 Wallace Way, Mooroolbark Vic 3138

Indicative selling price

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

Range between $975,000 & $1,045,000

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	32 Chevalier Cr MOOROOLBARK 3138	$1,015,000	21/03/2026
2	63 Landscape Dr MOOROOLBARK 3138	$979,100	20/03/2026
3	25 Great Oak Ct MOOROOLBARK 3138	$1,050,000	27/11/2025

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: 05/05/2026 12:22

22 Wallace Way, Mooroolbark Vic 3138

JellisCraig

David Egan
0408 588 936
davidegan@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$975,000 - $1,045,000
Median House Price
March quarter 2026: $936,000

Comparable Properties



32 Chevalier Cr MOOROOLBARK 3138 (REI)

4 3 4

Price: $1,015,000
Method: Private Sale
Date: 21/03/2026
Property Type: House
Land Size: 864 sqm approx

Agent Comments



63 Landscape Dr MOOROOLBARK 3138 (REI)

4 2 2

Price: $979,100
Method: Private Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 941 sqm approx

Agent Comments



25 Great Oak Ct MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,050,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354

REIV THE DIFFERENCE | propertydata.com.au

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