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	45 Meadowlark Lane, Mooroolbark Vic 3138

Indicative selling price

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

Range between $820,000 & $880,000

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 Lansell Rd MOOROOLBARK 3138	$852,000	19/01/2026
2	42 Old Kent Rd MOOROOLBARK 3138	$820,000	23/12/2025
3			

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: 11/05/2026 15:05

45 Meadowlark Lane, Mooroolbark Vic 3138

JellisCraig

Cameron Petts
0498 197 910
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3 1 2

Property Type: House
Land Size: 866 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
Year ending March 2026: $900,000

Comparable Properties



4 Lansell Rd MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $852,000
Method: Private Sale
Date: 19/01/2026
Property Type: House
Land Size: 916 sqm approx

Agent Comments



42 Old Kent Rd MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $820,000
Method: Private Sale
Date: 23/12/2025
Property Type: House (Res)
Land Size: 933 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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