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	15 Kirkford Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $855,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2024 to 30/09/2024 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	25 Landscape Dr MOOROOLBARK 3138	$811,000	17/10/2024
2	76 Chirnside Dr CHIRNSIDE PARK 3116	$835,000	16/10/2024
3	4 Nicole Ct MOOROOLBARK 3138	$915,000	26/08/2024

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: 13/11/2024 17:22

15 Kirkford Drive, Mooroolbark Vic 3138

Ash Thompson
9870 6211
0401 205 320
ashthompson@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 851 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
September quarter 2024: $855,000

Comparable Properties



25 Landscape Dr MOOROOLBARK 3138 (REI)

3 2 2

Price: $811,000
Method: Private Sale
Date: 17/10/2024
Property Type: House (Res)
Land Size: 820 sqm approx

Agent Comments



76 Chirnside Dr CHIRNSIDE PARK 3116 (REI)

4 2 4

Price: $835,000
Method: Private Sale
Date: 16/10/2024
Property Type: House (Res)
Land Size: 884 sqm approx

Agent Comments



4 Nicole Ct MOOROOLBARK 3138 (REI)

4 2 2

Price: $915,000
Method: Private Sale
Date: 26/08/2024
Property Type: House
Land Size: 881 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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