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: 1/3 Wallace Way, Mooroolbark Vic 3138

Indicative selling price

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

Range between $750,000 & $795,000

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	19 Billanook Way CHIRNSIDE PARK 3116	$795,000	30/04/2026
2	8/6 Patrick Av CROYDON NORTH 3136	$815,000	29/04/2026
3	35 Diane Cr MOOROOLBARK 3138	$786,000	25/03/2026

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: 14/05/2026 14:10

1/3 Wallace Way, Mooroolbark Vic 3138

JellisCraig

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Indicative Selling Price
$750,000 - $795,000
Median House Price
March quarter 2026: $936,000



3 2 1

Property Type: House
Land Size: 498 sqm approx

Agent Comments

Comparable Properties



19 Billanook Way CHIRNSIDE PARK 3116 (REI)

3 1 2

Price: $795,000
Method: Private Sale
Date: 30/04/2026
Property Type: House (Res)
Land Size: 340 sqm approx

Agent Comments



8/6 Patrick Av CROYDON NORTH 3136 (REI)

3 2 2

Price: $815,000
Method: Private Sale
Date: 29/04/2026
Property Type: Unit
Land Size: 548 sqm approx

Agent Comments



35 Diane Cr MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $786,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 380 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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