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	77 Kipling Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $890,000 Property Type House Suburb Mooroolbark

Period - From 25/06/2025 to 24/06/2026 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	33 Cardigan Rd MOOROOLBARK 3138	$715,000	21/05/2026
2	35 Charles St MOOROOLBARK 3138	$725,000	12/01/2026
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: 25/06/2026 12:32

77 Kipling Avenue, Mooroolbark Vic 3138

JellisCraig

Greg Earney
9726 8888
0438 305 687
gregearney@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $730,000
Median House Price
25/06/2025 - 24/06/2026: $890,000

Comparable Properties



33 Cardigan Rd MOOROOLBARK 3138 (REI)

2 1 2

Price: $715,000
Method: Private Sale
Date: 21/05/2026
Property Type: House
Land Size: 666 sqm approx

Agent Comments



35 Charles St MOOROOLBARK 3138 (REI)

3 1 2

Price: $725,000
Method: Private Sale
Date: 12/01/2026
Property Type: House (Res)
Land Size: 865 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.

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