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: 7 Melody Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between $880,000 & $950,000

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	70 Landscape Dr MOOROOLBARK 3138	$874,600	05/05/2026
2	50 Esther Cr MOOROOLBARK 3138	$805,000	22/03/2026
3	5 Monomeith St MOOROOLBARK 3138	$850,000	09/01/2026

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: 09/06/2026 15:01

7 Melody Court, Mooroolbark Vic 3138

JellisCraig

Mike Wang
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3 2 4

Property Type: House
Land Size: 908 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
March quarter 2026: $936,000

Comparable Properties



70 Landscape Dr MOOROOLBARK 3138 (REI)

3 2 2

Price: $874,600
Method: Private Sale
Date: 05/05/2026
Property Type: House (Res)

Agent Comments



50 Esther Cr MOOROOLBARK 3138 (REI)

3 1 4

Price: $805,000
Method: Sold Before Auction
Date: 22/03/2026
Property Type: House (Res)
Land Size: 920 sqm approx

Agent Comments



5 Monomeith St MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 09/01/2026
Property Type: House
Land Size: 986 sqm approx

Agent Comments

REIV THE DIFFERENCE

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