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	1/26 Marlow Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between $670,000 & $710,000

Median sale price

Median price $700,000 Property Type Unit Suburb Mooroolbark

Period - From 01/07/2025 to 30/06/2026 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	2/26 Marlow St MOOROOLBARK 3138	$700,000	09/02/2026
2	123 Spriggs Dr CROYDON 3136	$675,000	04/02/2026
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: 22/07/2026 14:16

1/26 Marlow Street, Mooroolbark Vic 3138

JellisCraig

Greg Earney
9726 8888
0438 305 687
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2 2 2

Property Type: Townhouse
Land Size: 212 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $710,000
Median Unit Price
Year ending June 2026: $700,000

Comparable Properties



2/26 Marlow St MOOROOLBARK 3138 (REI/VG)

2 2 2

Price: $700,000
Method: Private Sale
Date: 09/02/2026
Property Type: Townhouse (Single)

Agent Comments



123 Spriggs Dr CROYDON 3136 (REI/VG)

2 2 2

Price: $675,000
Method: Private Sale
Date: 04/02/2026
Property Type: Townhouse (Res)
Land Size: 168 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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