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	23 Blaxland Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between $840,000 & $860,000

Median sale price

Median price $900,000 Property Type House 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	70 Landscape Dr MOOROOLBARK 3138	$868,000	14/05/2026
2	353a Hull Rd MOOROOLBARK 3138	$825,000	01/04/2026
3	65 Kipling Av MOOROOLBARK 3138	$846,000	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: 06/07/2026 14:07

23 Blaxland Court, Mooroolbark Vic 3138

William Lyall
9870 6211
0411 823 337
WilliamLyall@jelliscraig.com.au



3 2 4

Property Type: House
Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $860,000
Median House Price
Year ending June 2026: $900,000

Comparable Properties



70 Landscape Dr MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $868,000
Method: Private Sale
Date: 14/05/2026
Property Type: House
Land Size: 912 sqm approx

Agent Comments



353a Hull Rd MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $825,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)

Agent Comments



65 Kipling Av MOOROOLBARK 3138 (REI/VG)

3 1 6

Price: $846,000
Method: Auction Sale
Date: 25/03/2026
Property Type: House (Res)
Land Size: 896 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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