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: 5 Ashbrook Place, Mooroolbark Vic 3138

Indicative selling price

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

Range between $890,000 & $950,000

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	7 Melody Ct MOOROOLBARK 3138	$945,000	18/06/2026
2	4 Ross Pincott Dr MOOROOLBARK 3138	$942,000	19/02/2026
3	60 Huntingdale Dr CHIRNSIDE PARK 3116	$920,000	11/02/2026

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: 22/07/2026 14:34

5 Ashbrook Place, Mooroolbark Vic 3138

JellisCraig

Jordan Dyason
9726 8888
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Indicative Selling Price
$890,000 - $950,000
Median House Price
Year ending June 2026: $900,000



3 2 2

Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

Comparable Properties



7 Melody Ct MOOROOLBARK 3138 (REI)

3 2 4

Price: $945,000
Method: Private Sale
Date: 18/06/2026
Property Type: House (Res)
Land Size: 908 sqm approx

Agent Comments



4 Ross Pincott Dr MOOROOLBARK 3138 (REI/VG)

3 2 3

Price: $942,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 882 sqm approx

Agent Comments



60 Huntingdale Dr CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $920,000
Method: Private Sale
Date: 11/02/2026
Property Type: House
Land Size: 871 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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