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: 18 Alawara Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between $850,000 & $890,000

Median sale price

Median price $890,000 Property Type House Suburb Mooroolbark

Period - From 30/07/2025 to 29/07/2026 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	70 Landscape Dr MOOROOLBARK 3138	$874,600	05/05/2026
2	24 Swinburne Av MOOROOLBARK 3138	$870,000	15/04/2026
3	26 Larnook Cr MOOROOLBARK 3138	$867,500	01/03/2026

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: 30/07/2026 10:46

18 Alawara Drive, Mooroolbark Vic 3138

JellisCraig

Justin Ross
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Indicative Selling Price
$850,000 - $890,000
Median House Price
30/07/2025 - 29/07/2026: $890,000



3 2 1

Property Type: House
Land Size: 864 sqm approx

Agent Comments

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



24 Swinburne Av MOOROOLBARK 3138 (REI/VG)

3 1 2

Price: $870,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



26 Larnook Cr MOOROOLBARK 3138 (REI)

3 2 2

Price: $867,500
Method: Private Sale
Date: 01/03/2026
Property Type: House
Land Size: 868 sqm approx

Agent Comments

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