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: 9 Avalon Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,050,000 & $1,120,000

Median sale price

Median price $880,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2025 to 30/09/2025 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	142 Hayrick La MOOROOLBARK 3138	$1,080,000	24/11/2025
2	125 Hayrick La MOOROOLBARK 3138	$1,118,000	13/10/2025
3	5 Blue Ridge Dr MOOROOLBARK 3138	$1,118,000	27/06/2025

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: 26/11/2025 14:06

9 Avalon Street, Mooroolbark Vic 3138

JellisCraig

Justin Ross
9726 8888
0432 270 823
justinross@jelliscraig.com.au



5 4 3

Property Type: House
Land Size: 1331 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,120,000
Median House Price
September quarter 2025: $880,000

Comparable Properties



142 Hayrick La MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,080,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 935 sqm approx

Agent Comments



125 Hayrick La MOOROOLBARK 3138 (REI)

5 3 4

Price: $1,118,000
Method: Private Sale
Date: 13/10/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



5 Blue Ridge Dr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,118,000
Method: Private Sale
Date: 27/06/2025
Property Type: House (Res)
Land Size: 896 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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