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 Masefield Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $860,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2024 to 30/06/2025 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	53 Balmoral St KILSYTH 3137	$770,000	15/07/2025
2	7 Coolabah St MOOROOLBARK 3138	$800,000	08/07/2025
3	10 Wordsworth St MOOROOLBARK 3138	$752,000	04/04/2025

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: 14/08/2025 13:35

9 Masefield Avenue, Mooroolbark Vic 3138

JellisCraig

Justin Ross
9726 8888
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
Year ending June 2025: $860,000

Comparable Properties



53 Balmoral St KILSYTH 3137 (REI)

3 1 2

Price: $770,000
Method: Private Sale
Date: 15/07/2025
Property Type: House (Res)
Land Size: 393 sqm approx

Agent Comments



7 Coolabah St MOOROOLBARK 3138 (REI)

3 1 2

Price: $800,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments



10 Wordsworth St MOOROOLBARK 3138 (REI/VG)

3 2 1

Price: $752,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 396 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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