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: 7 Highleigh Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,075,000 & $1,175,000

Median sale price

Median price $886,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2025 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	42 Partridge Way MOOROOLBARK 3138	$1,187,500	06/09/2025
2	49 Struan Av MOOROOLBARK 3138	$1,092,500	26/04/2025
3	3 Tombolo Ct MOOROOLBARK 3138	$1,184,000	01/04/2025

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: 29/09/2025 09:32

7 Highleigh Court, Mooroolbark Vic 3138

JellisCraig

Justin Ross
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Indicative Selling Price
$1,075,000 - $1,175,000
Median House Price
June quarter 2025: $886,000



4 2 2

Property Type: House
Land Size: 936 sqm approx

Agent Comments

Comparable Properties



42 Partridge Way MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,187,500
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 867 sqm approx

Agent Comments



49 Struan Av MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,092,500
Method: Sold Before Auction
Date: 26/04/2025
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments



3 Tombolo Ct MOOROOLBARK 3138 (REI/VG)

5 2 2

Price: $1,184,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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