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 Jillian Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $872,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2024 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	161 Manchester Rd MOOROOLBARK 3138	$760,000	05/08/2025
2	111 Carronvale Rd MOOROOLBARK 3138	$740,000	15/07/2025
3	10 Marlow St MOOROOLBARK 3138	$731,000	21/06/2025

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: 20/10/2025 10:50

9 Jillian Street, Mooroolbark Vic 3138

JellisCraig

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



3 1 1

Property Type: House
Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median House Price
Year ending September 2025: $872,000

Comparable Properties



161 Manchester Rd MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $760,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 430 sqm approx

Agent Comments



111 Carronvale Rd MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $740,000
Method: Private Sale
Date: 15/07/2025
Property Type: House
Land Size: 441 sqm approx

Agent Comments



10 Marlow St MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $731,000
Method: Private Sale
Date: 21/06/2025
Property Type: House
Land Size: 392 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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