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 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 & $1,150,000

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	5 Blue Ridge Dr MOOROOLBARK 3138	$1,118,000	27/08/2025
2	9 Struan Av MOOROOLBARK 3138	$1,067,500	28/07/2025
3	11 Blue Ridge Dr MOOROOLBARK 3138	$1,100,000	16/06/2025

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: 12/11/2025 16:09

7 Avalon Street, Mooroolbark Vic 3138

JellisCraig

Michael Duffield
9726 8888
0428 975 698
michaelduffield@jelliscraig.com.au



5 2 2

Property Type: House
Land Size: 1191 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending September 2025: $872,000

Comparable Properties



5 Blue Ridge Dr MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,118,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 896 sqm approx

Agent Comments



9 Struan Av MOOROOLBARK 3138 (REI)

4 3 2

Price: $1,067,500
Method: Private Sale
Date: 28/07/2025
Property Type: House (Res)
Land Size: 868 sqm approx

Agent Comments



11 Blue Ridge Dr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 813 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata.com.au

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