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: 42 Old Kent Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between: $720,000 & $790,000

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	11 Lawson Rd MOOROOLBARK 3138	$775,000	19/11/2025
2	20 Marlow St MOOROOLBARK 3138	$721,000	30/09/2025
3			

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: 12/12/2025 08:32

42 Old Kent Road, Mooroolbark Vic 3138

JellisCraig

Regina Atkinson
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3 1 1

Property Type: House
Land Size: 933 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median House Price
Year ending September 2025: $872,000

Comparable Properties

11 Lawson Rd MOOROOLBARK 3138 (REI)

3 1 3

Price: $775,000
Method:
Date: 19/11/2025
Property Type: House

Agent Comments



20 Marlow St MOOROOLBARK 3138 (REI/VG)

3 2 1

Price: $721,000
Method: Private Sale
Date: 30/09/2025
Property Type: House (Res)
Land Size: 870 sqm approx

Agent Comments

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.

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