

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

49 Longfellow Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$880,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2025 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 Glen Dhu Rd KILSYTH 3137	\$750,000	24/09/2025
2	9 Masefield Av MOOROOLBARK 3138	\$790,000	18/09/2025
3	1/1 Mark St MOOROOLBARK 3138	\$768,000	13/08/2025

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:

21/10/2025 12:51



Property Type: House
Land Size: 365.16 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median House Price
September quarter 2025: \$880,000

Comparable Properties



5 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 393 sqm approx



9 Masefield Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 18/09/2025
Property Type: House (Res)
Land Size: 419 sqm approx



1/1 Mark St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$768,000
Method: Private Sale
Date: 13/08/2025
Property Type: House (Res)
Land Size: 417 sqm approx

Account - Woodards | P: 0390563899