

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 83 Kipling Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$759,950

Median sale price

Median price \$875,000

Property Type House

Suburb Mooroolbark

Period - From 07/01/2025

to 06/01/2026

Source Property Data

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	10 Charles St MOOROOLBARK 3138	\$757,000	11/10/2025
2	12 Croydondale Dr MOOROOLBARK 3138	\$761,000	19/08/2025
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:

07/01/2026 13:59



Property Type:
Agent Comments

Indicative Selling Price
\$759,950
Median House Price
07/01/2025 - 06/01/2026: \$875,000

Comparable Properties



10 Charles St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$757,000
Method: Private Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 366 sqm approx

12 Croydondale Dr MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$761,000
Method: Sale
Date: 19/08/2025
Property Type: House (Res)
Land Size: 864 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300



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