

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

1 Lintoo Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$910,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/10/2025

to

31/12/2025

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	4 Aminga Ct CROYDON 3136	\$800,000	11/03/2026
2	24 Ballantyne Cr KILSYTH 3137	\$850,000	04/03/2026
3	2/3 Monaro Ct MOOROOLBARK 3138	\$880,000	25/12/2025

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:

23/03/2026 15:25

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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

December quarter 2025: \$910,000

Comparable Properties



4 Aminga Ct CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$800,000

Method: Private Sale

Date: 11/03/2026

Property Type: House

Land Size: 374 sqm approx



24 Ballantyne Cr KILSYTH 3137 (REI)

Agent Comments

3 1 1

Price: \$850,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Land Size: 393 sqm approx



2/3 Monaro Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000

Method: Private Sale

Date: 25/12/2025

Property Type: Unit

Land Size: 381 sqm approx

Account - Jellis Craig | P: 03 9726 8888