

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 24 Swinburne Avenue, 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 \$883,500 Property Type House Suburb Mooroolbark

Period - From 01/01/2025 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 | 26 Myoora Dr MOOROOLBARK 3138 | \$810,000 | 16/02/2026 |
| 2 | 4 Lansell Rd MOOROOLBARK 3138 | \$852,000 | 19/01/2026 |
| 3 | 43 Ballantyne Cr KILSYTH 3137 | \$810,000 | 14/01/2026 |

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:

25/03/2026 15:34

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 3  1  4

Property Type: House

Land Size: 866 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending December 2025: \$883,500

Comparable Properties



26 Myoora Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$810,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 948 sqm approx



4 Lansell Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  1

Price: \$852,000

Method: Private Sale

Date: 19/01/2026

Property Type: House

Land Size: 916 sqm approx



43 Ballantyne Cr KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  -

Price: \$810,000

Method: Private Sale

Date: 14/01/2026

Property Type: House

Land Size: 1064 sqm approx

Account - Jellis Craig | P: 03 9726 8888