

# 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

5 Duloc Close, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&

\$790,000

### Median sale price

Median price \$665,000

Property Type Townhouse

Suburb Mooroolbark

Period - From 16/01/2025

to

15/01/2026

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	3/6 Cardigan Rd MOOROOLBARK 3138	\$783,000	27/10/2025
2	20 Mount View Pde MOOROOLBARK 3138	\$788,888	23/09/2025
3	2/32 Felix Gr MOOROOLBARK 3138	\$772,000	08/08/2025

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:

16/01/2026 11:16

Justin Ross  
9726 8888  
0432 270 823

justinross@jelliscraig.com.au

**Indicative Selling Price**

\$750,000 - \$790,000

**Median Townhouse Price**

16/01/2025 - 15/01/2026: \$665,000



3 2 2

**Property Type:** Townhouse

**Land Size:** 224 sqm approx

**Agent Comments**

## Comparable Properties



**3/6 Cardigan Rd MOOROOLBARK 3138 (REI)**

**Agent Comments**

3 1 1

**Price:** \$783,000

**Method:** Private Sale

**Date:** 27/10/2025

**Property Type:** Unit

**Land Size:** 265 sqm approx



**20 Mount View Pde MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$788,888

**Method:** Private Sale

**Date:** 23/09/2025

**Property Type:** House (Res)

**Land Size:** 302 sqm approx



**2/32 Felix Gr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$772,000

**Method:** Private Sale

**Date:** 08/08/2025

**Property Type:** Unit

**Land Size:** 213 sqm approx

**Account - Jellis Craig** | P: 03 9726 8888