

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 51 Longfellow Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Mooroolbark

Period - From 01/01/2026 to 31/03/2026 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	4/40 Felix Gr MOOROOLBARK 3138	\$750,000	16/02/2026
2	26 Diane Cr MOOROOLBARK 3138	\$760,000	19/01/2026
3	49 Longfellow Av MOOROOLBARK 3138	\$775,000	04/11/2025

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: 09/04/2026 15:37



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Property Type: House
Land Size: 349 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
March quarter 2026: \$760,000

Comparable Properties



4/40 Felix Gr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 16/02/2026
Property Type: Unit
Land Size: 262 sqm approx



26 Diane Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$760,000
Method: Private Sale
Date: 19/01/2026
Property Type: House

49 Longfellow Av MOOROOLBARK 3138 (VG)

Agent Comments

3 - -

Price: \$775,000
Method: Sale
Date: 04/11/2025
Property Type: House (Res)
Land Size: 363 sqm approx

Account - Harcourts Vermont South | P: 03 98861008