

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 65 Kipling Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$780,000 & \$850,000

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 | 26 Myoora Dr MOOROOLBARK 3138 | \$810,000 | 16/02/2026 |
| 2 | 42 Old Kent Rd MOOROOLBARK 3138 | \$820,000 | 23/12/2025 |
| 3 | 151 Cambridge Rd MOOROOLBARK 3138 | \$850,000 | 01/11/2025 |

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.~~

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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

December quarter 2025: \$910,000



 3  1  6

Property Type: House

Land Size: 896 sqm approx

Agent Comments

Comparable Properties



26 Myoora Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$810,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 948 sqm approx



42 Old Kent Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  1

Price: \$820,000

Method: Private Sale

Date: 23/12/2025

Property Type: House (Res)

Land Size: 933 sqm approx



151 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  6

Price: \$850,000

Method: Private Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 893 sqm approx

Account - Jellis Craig | P: 03 9870 6211