

# 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 40 Longfellow Avenue, 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 \$770,000 & \$830,000

### 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	6 Dryden Conc MOOROOLBARK 3138	\$782,500	07/02/2026
2	19 Myoora Dr MOOROOLBARK 3138	\$780,000	14/01/2026
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: 25/03/2026 14:34



3   2   2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$770,000 - \$830,000

**Median House Price**

December quarter 2025: \$910,000

## Comparable Properties



**6 Dryden Conc MOOROOLBARK 3138 (RE/VG)**

**Agent Comments**

3   1   5

**Price:** \$782,500

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** House (Res)

**Land Size:** 414 sqm approx



**19 Myoora Dr MOOROOLBARK 3138 (REI)**

**Agent Comments**

3   2   2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 14/01/2026

**Property Type:** House

**Land Size:** 395 sqm approx

**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 - Jellis Craig** | P: 03 9725 0000 | F: 03 9725 7354