

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 6 Monomeith Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$740,000 & \$795,000

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	87 Esther Cr MOOROOBARK 3138	\$768,000	07/03/2026
2	12 Karingal St CROYDON NORTH 3136	\$750,000	26/09/2025
3			

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: 26/03/2026 20:44

Brent Earney
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Indicative Selling Price

\$740,000 - \$795,000

Median House Price

Year ending December 2025: \$883,500



 3  1  2

Property Type: House

Land Size: 882 sqm approx

Agent Comments

Comparable Properties



87 Esther Cr MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$768,000

Method: Private Sale

Date: 07/03/2026

Property Type: House



12 Karingal St CROYDON NORTH 3136 (REI)

Agent Comments

 3  1  2

Price: \$750,000

Method: Private Sale

Date: 26/09/2025

Property Type: House (Res)

Land Size: 314 sqm approx

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.

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



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