

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 3 Ode Place, Mooroolbark Vic 3138
Including suburb and postcode

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 \$683,000 Property Type Townhouse Suburb Mooroolbark
Period - From 12/02/2025 to 11/02/2026 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	7a Carolanne Ct MOOROOLBARK 3138	\$770,000	19/12/2025
2	3/61 Lomond Av KILSYTH 3137	\$723,000	03/11/2025
3	30a Bartlett Av CROYDON 3136	\$750,000	04/09/2025

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:

12/02/2026 11:27

Patrick Donker
9726 8888
0432 045 346
patrickdonker@jelliscraig.com.au



Property Type: Townhouse
Land Size: 157 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

12/02/2025 - 11/02/2026: \$683,000

Comparable Properties



7a Carolanne Ct MOOROOLBARK 3138 (REI)



Price: \$770,000
Method: Private Sale
Date: 19/12/2025
Property Type: Unit
Land Size: 3000 sqm approx

Agent Comments



3/61 Lomond Av KILSYTH 3137 (REI/VG)



Price: \$723,000
Method: Private Sale
Date: 03/11/2025
Property Type: Townhouse (Res)

Agent Comments



30a Bartlett Av CROYDON 3136 (REI/VG)



Price: \$750,000
Method: Private Sale
Date: 04/09/2025
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888