

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

3 Ode Place, 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

\$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

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Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

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



 3  2  1

Property Type: Townhouse

Land Size: 157 sqm approx

Agent Comments

Comparable Properties



7a Carolanne Ct MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$770,000

Method: Private Sale

Date: 19/12/2025

Property Type: Unit

Land Size: 3000 sqm approx



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

Agent Comments

 3  3  1

Price: \$723,000

Method: Private Sale

Date: 03/11/2025

Property Type: Townhouse (Res)



30a Bartlett Av CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$750,000

Method: Private Sale

Date: 04/09/2025

Property Type: House (Res)

Land Size: 200 sqm approx

Account - Jellis Craig | P: 03 9726 8888