

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

1 Acorn Grove, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$910,000 & \$970,000

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	8 Haven Ct MOOROOLBARK 3138	\$952,000	08/01/2026
2	24A Barina Av MOOROOLBARK 3138	\$950,000	28/11/2025
3	2 Newman Rd MOOROOLBARK 3138	\$961,000	14/10/2025

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:

27/02/2026 11:08

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Indicative Selling Price

\$910,000 - \$970,000

Median House Price

December quarter 2025: \$910,000



4 2 3

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



8 Haven Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 5

Price: \$952,000

Method: Private Sale

Date: 08/01/2026

Property Type: House

Land Size: 708 sqm approx



24A Barina Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

Price: \$950,000

Method: Private Sale

Date: 28/11/2025

Property Type: Unit

Land Size: 419 sqm approx



2 Newman Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$961,000

Method: Private Sale

Date: 14/10/2025

Property Type: House

Land Size: 508 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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