

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 66 Zina Grove, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	2 Regent Av MOOROOLBARK 3138	\$1,020,000	31/10/2025
2	14 Tamworth Rd KILSYTH 3137	\$1,080,000	17/10/2025
3	44 Regina St KILSYTH 3137	\$1,065,000	06/10/2025

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: 02/02/2026 12:47

Regina Atkinson

9726 8888

0417 565 624

reginaatkinson@jellisrcraig.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2025: \$910,000



 4  2  3

Property Type: House

Land Size: 990 sqm approx

Agent Comments

Comparable Properties



2 Regent Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,020,000

Method: Private Sale

Date: 31/10/2025

Property Type: House (Res)

Land Size: 649 sqm approx



14 Tamworth Rd KILSYTH 3137 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,080,000

Method: Private Sale

Date: 17/10/2025

Property Type: House

Land Size: 926 sqm approx



44 Regina St KILSYTH 3137 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,065,000

Method: Private Sale

Date: 06/10/2025

Property Type: House (Res)

Land Size: 864 sqm approx

Account - Jellis Craig | P: 03 9726 8888