

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

11 Kipling Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$780,000 & \$850,000

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	66 Woodville Rd MOOROOLBARK 3138	\$855,000	09/12/2025
2	12 Bimbadeen Dr MOOROOLBARK 3138	\$801,000	24/11/2025
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: 27/01/2026 13:03

Matthew Bishop
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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending December 2025: \$883,500



 4  2  2

Property Type: House (Res)

Land Size: 890 sqm approx

Agent Comments

Comparable Properties



66 Woodville Rd MOOROOLBARK 3138 (REI)

Agent Comments

 4  3  2

Price: \$855,000

Method: Private Sale

Date: 09/12/2025

Property Type: House

Land Size: 864 sqm approx



12 Bimbadeen Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  1  -

Price: \$801,000

Method: Private Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 868 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 9726 8888



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