

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 6 English Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$685,500 Property Type Townhouse Suburb Mooroolbark

Period - From 18/03/2025 to 17/03/2026 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	4 Recess Conc MOOROOLBARK 3138	\$699,524	16/12/2025
2	2 Zoe Cl KILSYTH 3137	\$690,000	10/11/2025
3	57 Spriggs Dr CROYDON 3136	\$680,000	10/11/2025

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: 18/03/2026 13:53

Michael Duffield
9726 8888
0428 975 698

michaelduffield@jellisrcraig.com.au

Indicative Selling Price
\$650,000 - \$695,000

Median Townhouse Price
18/03/2025 - 17/03/2026: \$685,500



3 2 2

Property Type: Townhouse

Land Size: 85 sqm approx

Agent Comments

Comparable Properties



4 Recess Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

Price: \$699,524

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)



2 Zoe CI KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$690,000

Method: Private Sale

Date: 10/11/2025

Property Type: Townhouse (Single)

Land Size: 137 sqm approx



57 Spriggs Dr CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$680,000

Method: Private Sale

Date: 10/11/2025

Property Type: House

Land Size: 189 sqm approx

Account - Jellis Craig | P: 03 9726 8888