

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

69 Carronvale Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$881,000

Property Type

House

Suburb

Mooroolbark

Period - From

22/04/2025

to

21/04/2026

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	10 Blackburn Rd MOOROOLBARK 3138	\$775,000	18/03/2026
2	216 Manchester Rd MOOROOLBARK 3138	\$760,000	26/02/2026
3	35 Charles St MOOROOLBARK 3138	\$725,000	12/01/2026

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:

22/04/2026 12:23

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Property Type: House
Land Size: 914 sqm approx
Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median House Price

22/04/2025 - 21/04/2026: \$881,000

Comparable Properties



10 Blackburn Rd MOOROOLBARK 3138 (REI)

Agent Comments

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Price: \$775,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 1025 sqm approx

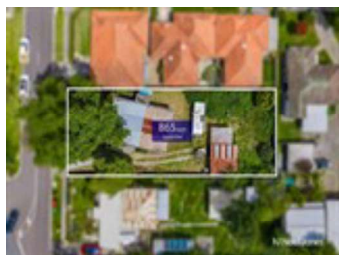


216 Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments

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Price: \$760,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 867 sqm approx



35 Charles St MOOROOLBARK 3138 (REI)

Agent Comments

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Price: \$725,000
Method: Private Sale
Date: 12/01/2026
Property Type: House (Res)
Land Size: 865 sqm approx

Account - Jellis Craig | P: 03 9726 8888