

# 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 24 Orrong Road, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$930,000

### Median sale price

Median price \$900,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2025 to 31/03/2026 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	30 Greenslopes Dr MOOROOLBARK 3138	\$867,250	25/11/2025
2	13 Churchill Dr MOOROOLBARK 3138	\$870,000	28/10/2025
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: 17/04/2026 11:43

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 3  2  1

**Property Type:** House  
**Land Size:** 864 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$930,000  
**Median House Price**  
Year ending March 2026: \$900,000

## Comparable Properties



30 Greenslopes Dr MOOROOLBARK 3138 (REI/VG)

[Agent Comments](#)

 3  1  2

**Price:** \$867,250  
**Method:** Private Sale  
**Date:** 25/11/2025  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



13 Churchill Dr MOOROOLBARK 3138 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House

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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