

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

19 Tiverton Circuit, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$936,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2026 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	13 Gallagher Cr LILYDALE 3140	\$1,187,000	06/01/2026
2	15 Freshfield Av MOOROOLBARK 3138	\$1,175,000	08/12/2025
3	53 Larbert Rd MOOROOLBARK 3138	\$1,305,000	24/11/2025

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:

14/04/2026 10:23

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

March quarter 2026: \$936,000



5 2 2

Property Type: House

Land Size: 501 sqm approx

Agent Comments

Comparable Properties



13 Gallagher Cr LILYDALE 3140 (REI/VG)

Agent Comments

4 2 2

Price: \$1,187,000

Method: Private Sale

Date: 06/01/2026

Property Type: House (Res)

Land Size: 463 sqm approx



15 Freshfield Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

Price: \$1,175,000

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 742 sqm approx



53 Larbert Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

5 2 2

Price: \$1,305,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 660 sqm approx

Account - Jellis Craig | P: 03 9870 6211