

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

12 Kathy Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$887,500

Property Type House

Suburb Mooroolbark

Period - From 02/09/2025

to

01/09/2026

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	119 Cambridge Rd MOOROOLBARK 3138	\$730,000	01/07/2026
2	1/3 Akima Tce MOOROOLBARK 3138	\$715,500	25/06/2026
3	51 Longfellow Av MOOROOLBARK 3138	\$700,000	27/05/2026

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:

02/09/2026 15:11

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Indicative Selling Price

\$690,000 - \$750,000

Median House Price

02/09/2025 - 01/09/2026: \$887,500



 3  1  1

Property Type: House

Land Size: 390 sqm approx

Agent Comments

Comparable Properties



119 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$730,000

Method: Private Sale

Date: 01/07/2026

Property Type: House (Res)

Land Size: 400 sqm approx



1/3 Akima Tce MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  3

Price: \$715,500

Method: Private Sale

Date: 25/06/2026

Property Type: Unit

Land Size: 340 sqm approx



51 Longfellow Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  1

Price: \$700,000

Method: Private Sale

Date: 27/05/2026

Property Type: House

Land Size: 352 sqm approx

Account - Jellis Craig | P: 03 9726 8888