

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

15a Morelle Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Mooroolbark

Period - From

16/09/2025

to

15/09/2026

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	1/19 James Rd CROYDON 3136	\$740,000	29/08/2026
2	1/99 Bellara Dr CROYDON 3136	\$790,000	26/08/2026
3	3/30 Monomeith St MOOROOLBARK 3138	\$771,000	24/07/2026

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:

16/09/2026 12:46



 3  2  2

Rooms: 5
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$740,000 - \$790,000
Median House Price
 16/09/2025 - 15/09/2026: \$890,000

Comparable Properties



1/19 James Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$740,000
Method: Auction Sale
Date: 29/08/2026
Property Type: Unit
Land Size: 294 sqm approx



1/99 Bellara Dr CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$790,000
Method: Private Sale
Date: 26/08/2026
Property Type: House
Land Size: 347 sqm approx



3/30 Monomeith St MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$771,000
Method: Private Sale
Date: 24/07/2026
Property Type: Unit
Land Size: 242 sqm approx