

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

2 Karin Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$900,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2025

to

30/06/2026

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	66 Savanna Dr MOOROOLBARK 3138	\$1,340,000	23/05/2026
2	24 Avalon St MOOROOLBARK 3138	\$1,275,000	18/05/2026
3	30 Esther Cr MOOROOLBARK 3138	\$1,256,000	28/02/2026

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:

27/08/2026 17:23



Property Type: House

Land Size: 899 sqm approx

Agent Comments

Comparable Properties



66 Savanna Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,340,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 914 sqm approx



24 Avalon St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Private Sale

Date: 18/05/2026

Property Type: House (Res)

Land Size: 866 sqm approx



30 Esther Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,256,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 868 sqm approx