

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

34 Lancaster Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$892,500

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2026

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	27a Kalimna St MOOROOLBARK 3138	\$832,000	01/07/2026
2	40 Longfellow Av MOOROOLBARK 3138	\$800,000	25/04/2026
3	2 Nambour Dr MOOROOLBARK 3138	\$850,000	18/03/2026

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:

12/08/2026 10:57

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3 2 2

Property Type: House

Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median House Price

June quarter 2026: \$892,500

Comparable Properties



27a Kalimna St MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$832,000

Method: Private Sale

Date: 01/07/2026

Property Type: House

Land Size: 317 sqm approx



40 Longfellow Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000

Method: Private Sale

Date: 25/04/2026

Property Type: House

Land Size: 456 sqm approx



2 Nambour Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 3

Price: \$850,000

Method: Private Sale

Date: 18/03/2026

Property Type: House

Land Size: 444 sqm approx

Account - Jellis Craig | P: 03 9726 8888