

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

5 Uralla Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$890,000

Property Type House

Suburb Mooroolbark

Period - From 18/08/2025

to

17/08/2026

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	1/9 Churchill Rd CROYDON 3136	\$720,000	06/07/2026
2	1/3 Akima Tce MOOROOLBARK 3138	\$715,500	25/06/2026
3	27 Bellara Dr MOOROOLBARK 3138	\$710,000	25/03/2026

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:

18/08/2026 16:29

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3 1 2

Property Type: House
Land Size: 465 sqm approx
Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

18/08/2025 - 17/08/2026: \$890,000

Comparable Properties



1/9 Churchill Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 3

Price: \$720,000
Method: Private Sale
Date: 06/07/2026
Property Type: House
Land Size: 396 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



27 Bellara Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 2

Price: \$710,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 434 sqm approx

Account - Jellis Craig | P: 03 9726 8888