

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

6 Karin Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$840,000

&

\$880,000

Median sale price

Median price

\$881,000

Property Type

House

Suburb

Mooroolbark

Period - From

27/05/2025

to

26/05/2026

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	38 Rodleigh St CROYDON 3136	\$860,000	13/05/2026
2	6 Robert Ct CROYDON 3136	\$845,000	11/04/2026
3	31 Landscape Dr MOOROOLBARK 3138	\$850,000	10/03/2026

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:

27/05/2026 18:52



 3  1  3

Property Type: House
Land Size: 1079 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$880,000
Median House Price
27/05/2025 - 26/05/2026: \$881,000

Comparable Properties



38 Rodleigh St CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$860,000
Method: Private Sale
Date: 13/05/2026
Property Type: House (Res)
Land Size: 879 sqm approx



6 Robert Ct CROYDON 3136 (REI/VG)

Agent Comments

 3  1  3

Price: \$845,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 961 sqm approx



31 Landscape Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$850,000
Method: Private Sale
Date: 10/03/2026
Property Type: House
Land Size: 863 sqm approx

Account - Barry Plant | P: 03 9735 3300