

# 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

6a Kathy Court, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$790,000

### Median sale price

Median price

\$700,000

Property Type

Unit

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 | 6 Monomeith St MOOROOLBARK 3138 | \$795,000 | 22/04/2026   |
| 2 | 71 Cardigan Rd MOOROOLBARK 3138 | \$767,500 | 27/03/2026   |
| 3 | 35 Diane Cr MOOROOLBARK 3138    | \$786,000 | 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:

13/08/2026 11:33

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**Indicative Selling Price**

\$750,000 - \$790,000

**Median Unit Price**

Year ending June 2026: \$700,000



3 bedrooms 1 bathroom 1 car

**Property Type:** Unit

**Land Size:** 383 sqm approx

**Agent Comments**

## Comparable Properties



**6 Monomeith St MOOROOLBARK 3138 (REI)**

**Agent Comments**

3 bedrooms 1 bathroom 2 cars

**Price:** \$795,000

**Method:** Private Sale

**Date:** 22/04/2026

**Property Type:** House

**Land Size:** 398 sqm approx



**71 Cardigan Rd MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 bedrooms 1 bathroom 2 cars

**Price:** \$767,500

**Method:** Private Sale

**Date:** 27/03/2026

**Property Type:** House

**Land Size:** 346 sqm approx



**35 Diane Cr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 bedrooms 2 bathrooms 2 cars

**Price:** \$786,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** House

**Land Size:** 380 sqm approx

**Account - Jellis Craig** | P: 03 9726 8888