

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

8 Barina Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$980,000

&

\$1,060,000

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	22 Wallace Way MOOROOLBARK 3138	\$1,045,000	19/05/2026
2	63 Landscape Dr MOOROOLBARK 3138	\$979,100	20/03/2026
3	1 Tombolo Ct MOOROOLBARK 3138	\$1,130,000	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:

07/09/2026 15:29

Sharyn de Vries

9870 6211

0401 031 082

sharyndeuries@jelliscraig.com.au



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Property Type: House

Agent Comments

Indicative Selling Price

\$980,000 - \$1,060,000

Median House Price

Year ending June 2026: \$900,000

Comparable Properties



22 Wallace Way MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

Price: \$1,045,000

Method: Private Sale

Date: 19/05/2026

Property Type: House (Res)

Land Size: 864 sqm approx



63 Landscape Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

Price: \$979,100

Method: Private Sale

Date: 20/03/2026

Property Type: House (Res)

Land Size: 941 sqm approx



1 Tombolet Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

Price: \$1,130,000

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 856 sqm approx

Account - Jellis Craig | P: 03 9870 6211