

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

81 Cardigan Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$720,000 & \$790,000

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	119 Cambridge Rd MOOROOLBARK 3138	\$730,000	01/07/2026
2	71 Cardigan Rd MOOROOLBARK 3138	\$767,500	27/03/2026
3	20 Lomond Av KILSYTH 3137	\$775,000	12/05/2026

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: 17/09/2026 10:47



 3  1  1

Property Type: House

Land Size: 420 sqm approx

Agent Comments

Comparable Properties



119 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$730,000

Method: Private Sale

Date: 01/07/2026

Property Type: House (Res)

Land Size: 400 sqm approx



71 Cardigan Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$767,500

Method: Private Sale

Date: 27/03/2026

Property Type: House

Land Size: 346 sqm approx



20 Lomond Av KILSYTH 3137 (REI)

Agent Comments

 3  1  2

Price: \$775,000

Method: Private Sale

Date: 12/05/2026

Property Type: House

Land Size: 394 sqm approx