

# 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

83 Kipling Avenue, 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

\$871,500

Property Type

House

Suburb

Mooroolbark

Period - From

17/12/2024

to

16/12/2025

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	12 Croydondale Dr MOOROOLBARK 3138	\$761,000	19/08/2025
2			
3			

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:

17/12/2025 11:35



Property Type:  
Agent Comments

Indicative Selling Price  
\$750,000 - \$790,000  
Median House Price  
17/12/2024 - 16/12/2025: \$871,500

## Comparable Properties

12 Croydondale Dr MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$761,000  
Method: Sale  
Date: 19/08/2025  
Property Type: House (Res)  
Land Size: 864 sqm approx

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.



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