

## 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 1 Highleigh Court, Mooroolbark Vic 3138  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$875,000 Property Type House Suburb Mooroolbark  
Period - From 08/01/2025 to 07/01/2026 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	25 Great Oak Ct MOOROOLBARK 3138	\$1,050,000	27/11/2025
2	11 Brack Ct MOOROOLBARK 3138	\$1,000,000	19/11/2025
3	89 Rolling Hills Rd CHIRNSIDE PARK 3116	\$1,100,000	09/10/2025

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:

08/01/2026 15:47