

# 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

4/17 Felix Grove, 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 \$770,000 & \$840,000

### Median sale price

Median price \$882,000 Property Type House Suburb Mooroolbark

Period - From 19/03/2025 to 18/03/2026 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	2a Beatrice St KILSYTH 3137	\$800,000	10/03/2026
2	3 Ode PI MOOROOLBARK 3138	\$785,000	25/02/2026
3	4 Caroline St KILSYTH 3137	\$805,000	21/01/2026

**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: 19/03/2026 10:28



3   2   2

**Property Type:** House (Res)

**Land Size:** 194 sqm approx

Agent Comments

**Indicative Selling Price**

\$770,000 - \$840,000

**Median House Price**

19/03/2025 - 18/03/2026: \$882,000

## Comparable Properties



**2a Beatrice St KILSYTH 3137 (REI)**

Agent Comments

3   2   2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 10/03/2026

**Property Type:** Townhouse (Single)

**Land Size:** 183 sqm approx



**3 Ode PI MOOROOLBARK 3138 (REI)**

Agent Comments

3   2   1

**Price:** \$785,000

**Method:** Private Sale

**Date:** 25/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 157 sqm approx



**4 Caroline St KILSYTH 3137 (REI)**

Agent Comments

3   2   1

**Price:** \$805,000

**Method:** Private Sale

**Date:** 21/01/2026

**Property Type:** Townhouse (Res)

**Land Size:** 168 sqm approx

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