

# 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

7 Regent Avenue, Mooroolbark Vic 3138

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$875,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/10/2024

to

31/12/2024

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	42 Larbert Rd MOOROOLBARK 3138	\$1,150,000	01/03/2025
2	17 Tudor Dr MOOROOLBARK 3138	\$1,115,000	17/01/2025
3	4 Hill View Rise MOOROOLBARK 3138	\$1,165,000	15/10/2024

**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:

24/03/2025 09:04



**Property Type:** Land  
**Land Size:** 722 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 December quarter 2024: \$875,000

## Comparable Properties



**42 Larbert Rd MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 01/03/2025  
**Property Type:** House  
**Land Size:** 660 sqm approx



**17 Tudor Dr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**



**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 17/01/2025  
**Property Type:** House  
**Land Size:** 660 sqm approx



**4 Hill View Rise MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**



**Price:** \$1,165,000  
**Method:** Private Sale  
**Date:** 15/10/2024  
**Property Type:** House  
**Land Size:** 655 sqm approx

**Account - Barry Plant | P: 03 9735 3300**