

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

11 Melissa Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$860,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2024

to 30/06/2025

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	8 Bulga St MOOROOLBARK 3138	\$965,000	20/09/2025
2	67 Bellara Dr MOOROOLBARK 3138	\$940,000	04/09/2025
3	12 Blueberry Rd MOOROOLBARK 3138	\$950,000	13/08/2025

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:

01/10/2025 19:01



Property Type:
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
Year ending June 2025: \$860,000

Comparable Properties



8 Bulga St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$965,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 936 sqm approx



67 Bellara Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 04/09/2025
Property Type: House (Res)
Land Size: 864 sqm approx



12 Blueberry Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 13/08/2025
Property Type: House (Res)
Land Size: 886 sqm approx