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	23 Batterbee Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $895,000 Property Type House Suburb Mooroolbark

Period - From 15/07/2025 to 14/07/2026 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	5 Blueberry Rd MOOROOLBARK 3138	$880,000	26/06/2026
2	11 Thornton Ct MOOROOLBARK 3138	$875,000	23/05/2026
3	70 Landscape Dr MOOROOLBARK 3138	$868,000	14/05/2026

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: 15/07/2026 12:44

23 Batterbee Drive, Mooroolbark Vic 3138



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 869 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
15/07/2025 - 14/07/2026: $895,000

Comparable Properties



5 Blueberry Rd MOOROOLBARK 3138 (REI)

3 2 2

Price: $880,000
Method: Private Sale
Date: 26/06/2026
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



11 Thornton Ct MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $875,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 1097 sqm approx

Agent Comments



70 Landscape Dr MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $868,000
Method: Private Sale
Date: 14/05/2026
Property Type: House
Land Size: 912 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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