

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

32 Lansell Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$872,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2024 to 30/09/2025 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	56 Bellara Dr MOOROOLBARK 3138	\$950,000	10/12/2025
2	133 Landscape Dr MOOROOLBARK 3138	\$945,000	03/12/2025
3	1 Dennis St CROYDON 3136	\$901,500	08/11/2025

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:

15/12/2025 11:56



 3  2  1

Rooms: 4

Property Type: House

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

Year ending September 2025: \$872,000

Comparable Properties



56 Bellara Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  1

Price: \$950,000

Method: Private Sale

Date: 10/12/2025

Property Type: House

Land Size: 864 sqm approx



133 Landscape Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$945,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 867 sqm approx



1 Dennis St CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$901,500

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 863 sqm approx