

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

12 Blueberry Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$880,000

&

\$930,000

Median sale price

Median price \$886,000

Property Type House

Suburb Mooroolbark

Period - From 01/04/2025

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	4 Trenton PI MOOROOLBARK 3138	\$911,000	16/06/2025
2	117 Esther Cr MOOROOLBARK 3138	\$918,750	19/05/2025
3	66 Croydondale Dr MOOROOLBARK 3138	\$902,000	08/05/2025

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:

05/08/2025 08:45

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Property Type: House (Res)
Land Size: 887 sqm approx
Agent Comments

Indicative Selling Price

\$880,000 - \$930,000

Median House Price

June quarter 2025: \$886,000

Comparable Properties



4 Trenton PI MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$911,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 928 sqm approx



117 Esther Cr MOOROOLBARK 3138 (REI)

Agent Comments

4 3 -

Price: \$918,750
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 864 sqm approx



66 Croydonale Dr MOOROOLBARK 3138 (REI)

Agent Comments

4 3 3

Price: \$902,000
Method: Private Sale
Date: 08/05/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Account - Jellis Craig | P: 03 9726 8888