Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	5 Naroo Road, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$770,000	&	\$830,000
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Median sale price

Median price	\$860,000	Pro	perty 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

1	4 Meadowlark La MOOROOLBARK 3138	\$808,000	07/05/2025
2	6 Sweetland Rd MOOROOLBARK 3138	\$825,000	03/03/2025
3	13 Eastwood Cr MOOROOLBARK 3138	\$830,000	23/01/2025

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:	23/07/2025 11:41



Date of sale

JellisCraig

Matthew Bishop 9726 8888 0438 131 759 matthewbishop@jelliscraig.com.au

> **Indicative Selling Price** \$770,000 - \$830,000 **Median House Price** Year ending June 2025: \$860,000





Property Type: House (Res) Land Size: 865 sqm approx **Agent Comments**

Comparable Properties



4 Meadowlark La MOOROOLBARK 3138 (REI/VG)

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Agent Comments

Price: \$808,000 Method: Private Sale Date: 07/05/2025

Property Type: House (Res) Land Size: 865 sqm approx



6 Sweetland Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

Price: \$825,000 Method: Private Sale Date: 03/03/2025

Property Type: House (Res) Land Size: 909 sqm approx



13 Eastwood Cr MOOROOLBARK 3138 (REI/VG)

Price: \$830,000 Method: Private Sale Date: 23/01/2025 Property Type: House Land Size: 864 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888





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