

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

5 Naroo Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$770,000

&

\$830,000

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	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

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



3 bedrooms 1 bathroom 1 car

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

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

Comparable Properties



4 Meadowlark La MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 1 car

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

3 bedrooms 1 bathroom 2 cars

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)

Agent Comments

3 bedrooms 1 bathroom 2 cars

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

Account - Jellis Craig | P: 03 9726 8888