Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	9 Struan Avenue, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$990,000
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Median sale price

Median price \$886,	,000 Pro	perty Type	House		Suburb	Mooroolbark
Period - From 01/04	1/2025 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

1	40 Barker Dr MOOROOLBARK 3138	\$997,500	14/06/2025
2	56 Bimbadeen Dr MOOROOLBARK 3138	\$955,000	14/05/2025
3	6 Summerhill Park Dr MOOROOLBARK 3138	\$992,000	26/04/2025

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:	16/07/2025 16:00



Date of sale



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

> Indicative Selling Price \$900,000 - \$990,000 Median House Price June quarter 2025: \$886,000



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Property Type: House **Land Size:** 868 sqm approx Agent Comments

Comparable Properties



40 Barker Dr MOOROOLBARK 3138 (REI)

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2

Agent Comments

Price: \$997,500 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) **Land Size:** 862 sqm approx



56 Bimbadeen Dr MOOROOLBARK 3138 (REI)

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Agent Comments

Price: \$955,000 Method: Private Sale Date: 14/05/2025

Property Type: House (Res) Land Size: 899 sqm approx



6 Summerhill Park Dr MOOROOLBARK 3138 (REI/VG)

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Price: \$992,000 Method: Auction Sale Date: 26/04/2025 Property Type: House Land Size: 1000 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9726 8888





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