

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

9 Struan Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$900,000

&

\$990,000

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	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



 4  2  2

Property Type: House

Land Size: 868 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

June quarter 2025: \$886,000

Comparable Properties



40 Barker Dr MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  3

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)

Agent Comments

 4  2  4

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)

Agent Comments

 4  2  2

Price: \$992,000

Method: Auction Sale

Date: 26/04/2025

Property Type: House

Land Size: 1000 sqm approx

Account - Jellis Craig | P: 03 9726 8888