

# 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 Blue Ridge Drive, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,150,000

### Median sale price

Median price \$873,000

Property Type House

Suburb Mooroolbark

Period - From 01/04/2024

to

31/03/2025

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	7 Regent Av MOOROOLBARK 3138	\$1,140,000	01/05/2025
2	134 Lakeview Dr LILYDALE 3140	\$1,150,000	17/04/2025
3	42 Larbert Rd MOOROOLBARK 3138	\$1,150,000	01/03/2025

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:

26/06/2025 14:25



4 2 2

**Property Type:** House  
**Land Size:** 896 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,100,000 - \$1,150,000

**Median House Price**

Year ending March 2025: \$873,000

## Comparable Properties



**7 Regent Av MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 01/05/2025  
**Property Type:** House (Res)  
**Land Size:** 722 sqm approx



**134 Lakeview Dr LILYDALE 3140 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** House  
**Land Size:** 899 sqm approx



**42 Larbert Rd MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 01/03/2025  
**Property Type:** House  
**Land Size:** 660 sqm approx

**Account - Jellis Craig | P: 03 9726 8888**