

# 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 37 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 \$1,175,000 & \$1,275,000

### Median sale price

Median price \$910,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2025 to 31/12/2025 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	5 Barina Av MOOROOLBARK 3138	\$1,270,000	01/01/2026
2	8 Honour Av LILYDALE 3140	\$1,250,000	03/12/2025
3	82 Lakeview Dr LILYDALE 3140	\$1,240,000	16/10/2025

**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: 06/03/2026 17:17

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**Indicative Selling Price**

\$1,175,000 - \$1,275,000

**Median House Price**

December quarter 2025: \$910,000



 4  2  2

**Property Type:** House

**Land Size:** 750 sqm approx

Agent Comments

JellisCraig

## Comparable Properties



5 Barina Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 5  3  2

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 01/01/2026

**Property Type:** House

**Land Size:** 886 sqm approx



8 Honour Av LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 03/12/2025

**Property Type:** House

**Land Size:** 546 sqm approx



82 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$1,240,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** House (Res)

**Land Size:** 853 sqm approx

Account - Jellis Craig | P: 03 9726 8888