

# 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

4 Lorna Court, Mooroolbark Vic 3138

### Indicative selling price

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

Single price

\$730,000

### 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	39 Shirley St MOOROOLBARK 3138	\$720,000	26/11/2025
2	1/14 Wordsworth St MOOROOLBARK 3138	\$704,000	27/10/2025
3	3 Chaucer St MOOROOLBARK 3138	\$677,000	06/10/2025

**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:

18/02/2026 12:11

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3   1   1

**Property Type:** House  
**Land Size:** 430 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$730,000  
**Median House Price**  
December quarter 2025: \$910,000

## Comparable Properties



**39 Shirley St MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 26/11/2025  
**Property Type:** House  
**Land Size:** 468 sqm approx



**1/14 Wordsworth St MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$704,000  
**Method:** Private Sale  
**Date:** 27/10/2025  
**Property Type:** Unit  
**Land Size:** 350 sqm approx



**3 Chaucer St MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$677,000  
**Method:** Sold Before Auction  
**Date:** 06/10/2025  
**Property Type:** House (Res)  
**Land Size:** 383 sqm approx

**Account - Jellis Craig** | P: 03 9725 0000 | F: 03 9725 7354



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