

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 10 Blackburn Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$883,500 Property Type House Suburb Mooroolbark

Period - From 01/01/2025 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	9 Jillian St MOOROOLBARK 3138	\$783,000	20/11/2025
2	49 Blackburn Rd MOOROOLBARK 3138	\$780,000	10/10/2025
3	9 Masefield Av MOOROOLBARK 3138	\$790,000	18/09/2025

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.~~

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Property Type: House
Land Size: 531 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median House Price
Year ending December 2025: \$883,500

Comparable Properties



9 Jillian St MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$783,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 528 sqm approx



49 Blackburn Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 1

Price: \$780,000
Method: Private Sale
Date: 10/10/2025
Property Type: House (Res)
Land Size: 418 sqm approx



9 Masefield Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 4

Price: \$790,000
Method: Private Sale
Date: 18/09/2025
Property Type: House (Res)
Land Size: 419 sqm approx