

## 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

61 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Mooroolbark

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

5A STATESMAN CRESCENT MOOROOLBARK VIC 3138	\$1,200,000	28-Oct-25
13 GALLAGHER CRESCENT LILYDALE VIC 3140	\$1,187,000	18-Dec-25
18 REGINA STREET KILSYTH VIC 3137	\$1,112,000	14-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 02 March 2026



**5A STATESMAN CRESCENT  
 MOOROOLBARK VIC 3138**

4 2 4

Sold Price **\$1,200,000** Sold Date **28-Oct-25**

Distance **1.83km**



**13 GALLAGHER CRESCENT  
 LILYDALE VIC 3140**

4 2 2

Sold Price **\$1,187,000** Sold Date **18-Dec-25**

Distance **1.54km**



**18 REGINA STREET KILSYTH VIC  
 3137**

4 2 2

Sold Price **\$1,112,000** Sold Date **14-Oct-25**

Distance **2.41km**



**15 FRESHFIELD AVENUE  
 MOOROOLBARK VIC 3138**

3 2 2

Sold Price **\$1,175,000** Sold Date **08-Dec-25**

Distance **0.42km**

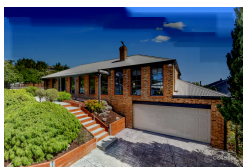


**10 WESTALL COURT  
 MOOROOLBARK VIC 3138**

4 3 4

Sold Price **\$1,185,000** Sold Date **08-Nov-25**

Distance **1.52km**



**10 THE RIDGE LILYDALE VIC 3140**

3 2 2

Sold Price **\$1,150,000** Sold Date **09-Dec-25**

Distance **1.47km**

RS = Recent sale      UN = Undisclosed Sale

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