

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 3 Paris Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$936,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2026 to 31/03/2026 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 | 37 Blue Ridge Dr MOOROOLBARK 3138 | \$1,250,000 | 27/03/2026 |
| 2 | 35 Larbert Rd MOOROOLBARK 3138 | \$1,300,000 | 17/03/2026 |
| 3 | 24 Neryl Ct MOOROOLBARK 3138 | \$1,280,000 | 16/01/2026 |

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: 21/04/2026 10:32

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5 2 2

Property Type: House
Land Size: 707 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2026: \$936,000

Comparable Properties



37 Blue Ridge Dr MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Private Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 750 sqm approx



35 Larbert Rd MOOROOLBARK 3138 (REI)

Agent Comments

5 2 2

Price: \$1,300,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 622 sqm approx



24 Neryl Ct MOOROOLBARK 3138 (REI)

Agent Comments

6 3 2

Price: \$1,280,000
Method: Private Sale
Date: 16/01/2026
Property Type: House (Res)
Land Size: 1300 sqm approx

Account - Jellis Craig | P: 03 9726 8888