

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	35 Larbert Road, Mooroolbark Vic 3138
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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	\$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	53 Larbert Rd MOOROOLBARK 3138	\$1,305,000	24/11/2025
2	2 Regent Av MOOROOLBARK 3138	\$1,020,000	31/10/2025
3	5 Tony PI MOOROOLBARK 3138	\$1,030,000	03/09/2025

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.

This Statement of Information was prepared on:

13/01/2026 08:55



5 2 2

Property Type: House
Land Size: 622 sqm approx

Agent Comments

Regina Atkinson
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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2025: \$910,000

Comparable Properties



53 Larbert Rd MOOROOLBARK 3138 (REI)

Agent Comments

5 2 2

Price: \$1,305,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 660 sqm approx



2 Regent Av MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$1,020,000
Method: Private Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 649 sqm approx



5 Tony Pl MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 3

Price: \$1,030,000
Method: Private Sale
Date: 03/09/2025
Property Type: House (Res)
Land Size: 620 sqm approx

Account - Jellis Craig | P: 03 9726 8888