

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

11 Partridge Way, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$1,149,000

&

\$1,250,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2025

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	82 Partridge Way MOOROOLBARK 3138	\$1,195,000	22/04/2026
2	24 Drummer Hill La MOOROOLBARK 3138	\$1,231,206	04/04/2026
3	17 Wyuna Wik MOOROOLBARK 3138	\$1,200,000	31/03/2026

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:

25/05/2026 15:22



4 3 3

Property Type: House
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$1,149,000 - \$1,250,000
Median House Price
Year ending March 2026: \$900,000

Comparable Properties



82 Partridge Way MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$1,195,000
Method: Private Sale
Date: 22/04/2026
Property Type: House (Res)
Land Size: 964 sqm approx



24 Drummer Hill La MOOROOLBARK 3138 (REI)

Agent Comments

4 3 2

Price: \$1,231,206
Method: Private Sale
Date: 04/04/2026
Property Type: House (Res)
Land Size: 864 sqm approx



17 Wyuna Wik MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 967 sqm approx