

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

40 Landscape Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$910,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Mooroolbark"/>
Period - From	<input type="text" value="01/10/2025"/>	to	<input type="text" value="31/12/2025"/>	Source	<input type="text" value="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	13 Chinook Cr MOOROOLBARK 3138	\$1,005,000	13/09/2025
2	5 Blue Ridge Dr MOOROOLBARK 3138	\$1,118,000	27/08/2025
3			

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:

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2025: \$910,000



Property Type: House

Land Size: 873 sqm approx

[Agent Comments](#)

Comparable Properties



13 Chinook Cr MOOROOLBARK 3138 (REI/VG)



4



2



2

[Agent Comments](#)

Price: \$1,005,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 862 sqm approx



5 Blue Ridge Dr MOOROOLBARK 3138 (REI)



4



2



2

[Agent Comments](#)

Price: \$1,118,000

Method: Private Sale

Date: 27/08/2025

Property Type: House

Land Size: 896 sqm approx

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.

Account - Jellis Craig | P: 03 9726 8888