

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 \$1,000,000 & \$1,100,000

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	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:

23/01/2026 14:14

Patrick Donker
9726 8888
0432 045 346

patrickdonker@jelliscraig.com.au

Indicative Selling Price

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

Median House Price

December quarter 2025: \$910,000



4 3 2

Property Type: House
Land Size: 873 sqm approx
Agent Comments

Comparable Properties



13 Chinook Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

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)

Agent Comments

4 2 2

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.