

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

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	9 Empire Dr MOOROOLBARK 3138	\$1,300,000	11/10/2025
2	60 Rockys Way LILYDALE 3140	\$1,290,000	30/09/2025
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: 10/02/2026 14:55

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Indicative Selling Price

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

Median House Price

December quarter 2025: \$910,000



5 2 2

Property Type: House
Land Size: 622 sqm approx
Agent Comments

Comparable Properties



9 Empire Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 688 sqm approx



60 Rockys Way LILYDALE 3140 (REI/VG)

Agent Comments

4 2 2

Price: \$1,290,000
Method: Private Sale
Date: 30/09/2025
Property Type: House (Res)
Land Size: 774 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.