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	53 Larbert Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,175,000 & $1,275,000

Median sale price

Median price $880,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2025 to 30/09/2025 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	45 Pacific Dr MOOROOLBARK 3138	$1,225,000	30/05/2025
2	24 Verina Way LILYDALE 3140	$1,275,000	22/05/2025
3	12 Honour Av LILYDALE 3140	$1,270,000	17/05/2025

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: 31/10/2025 12:13

53 Larbert Road, Mooroolbark Vic 3138

JellisCraig

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Indicative Selling Price
$1,175,000 - $1,275,000
Median House Price
September quarter 2025: $880,000



5 2 2

Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments

Comparable Properties



45 Pacific Dr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,225,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 643 sqm approx

Agent Comments



24 Verina Way LILYDALE 3140 (REI/VG)

5 2 2

Price: $1,275,000
Method: Private Sale
Date: 22/05/2025
Property Type: House
Land Size: 1073 sqm approx

Agent Comments



12 Honour Av LILYDALE 3140 (REI/VG)

4 2 2

Price: $1,270,000
Method: Private Sale
Date: 17/05/2025
Property Type: House
Land Size: 500 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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