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	3 Paris Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,150,000 & $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	3 Darnley Way MOOROOLBARK 3138	$1,235,000	16/04/2026
2	17 Wyuna Wlk MOOROOLBARK 3138	$1,200,000	31/03/2026
3	37 Blue Ridge Dr MOOROOLBARK 3138	$1,250,000	27/03/2026

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: 02/06/2026 14:11

3 Paris Court, Mooroolbark Vic 3138

JellisCraig



5 2 2

Property Type: House
Land Size: 707 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending March 2026: $900,000

Comparable Properties



3 Darnley Way MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,235,000
Method: Private Sale
Date: 16/04/2026
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments



17 Wyuna Wlk MOOROOLBARK 3138 (REI)

4 2 2

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

Agent Comments



37 Blue Ridge Dr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 750 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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