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	76 Dryden Concourse, Mooroolbark Vic 3138

Indicative selling price

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

Range between $750,000 & $790,000

Median sale price

Median price $880,000 Property Type House Suburb Mooroolbark

Period - From 05/05/2025 to 04/05/2026 Source Property Data

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	100 Manchester Rd MOOROOLBARK 3138	$800,000	02/02/2026
2	11 Lawson Rd MOOROOLBARK 3138	$775,000	24/11/2025
3	5 Nolan Av MOOROOLBARK 3138	$780,000	23/11/2025

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: 05/05/2026 08:33

76 Dryden Concourse, Mooroolbark Vic 3138

JellisCraig

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3 1 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $790,000
Median House Price
05/05/2025 - 04/05/2026: $880,000

Comparable Properties



100 Manchester Rd MOOROOLBARK 3138 (REI/VG)

5 3 2

Price: $800,000
Method: Private Sale
Date: 02/02/2026
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



11 Lawson Rd MOOROOLBARK 3138 (REI/VG)

3 1 3

Price: $775,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments

5 Nolan Av MOOROOLBARK 3138 (VG)

3 - -

Price: $780,000
Method: Sale
Date: 23/11/2025
Property Type: House (Res)
Land Size: 868 sqm approx

Agent Comments

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