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	32 Lansell Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $872,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2024 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	56 Bellara Dr MOOROOLBARK 3138	$950,000	10/12/2025
2	133 Landscape Dr MOOROOLBARK 3138	$945,000	03/12/2025
3	1 Dennis St CROYDON 3136	$901,500	08/11/2025

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: 15/12/2025 11:56

32 Lansell Road, Mooroolbark Vic 3138



3 2 1

Rooms: 4
Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
Year ending September 2025: $872,000

Comparable Properties



56 Bellara Dr MOOROOLBARK 3138 (REI)

3 2 1

Price: $950,000
Method: Private Sale
Date: 10/12/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



133 Landscape Dr MOOROOLBARK 3138 (REI)

3 2 2

Price: $945,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 867 sqm approx

Agent Comments



1 Dennis St CROYDON 3136 (REI)

3 2 2

Price: $901,500
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 863 sqm approx

Agent Comments

Account - Woodards | P: 0390563899

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