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	49 Blackburn Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $860,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2024 to 30/06/2025 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	410 Hull Rd MOOROOLBARK 3138	$725,000	19/07/2025
2	3/6 Bridges Av MOOROOLBARK 3138	$685,000	31/05/2025
3	49A Blackburn Rd MOOROOLBARK 3138	$720,500	30/05/2025

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: 30/09/2025 09:00

49 Blackburn Road, Mooroolbark Vic 3138

JellisCraig

Greg Earney
9726 8888
0438 305 687
gregearney@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 418 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
Year ending June 2025: $860,000

Comparable Properties

410 Hull Rd MOOROOLBARK 3138 (REI)

3 1 2

Price: $725,000
Method:
Date: 19/07/2025
Property Type: House

Agent Comments



3/6 Bridges Av MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $685,000
Method: Private Sale
Date: 31/05/2025
Property Type: Townhouse (Res)
Land Size: 210 sqm approx

Agent Comments



49A Blackburn Rd MOOROOLBARK 3138 (REI/VG)

2 1 2

Price: $720,500
Method: Private Sale
Date: 30/05/2025
Property Type: Unit
Land Size: 248 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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