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	11 Lawson Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $862,000 Property Type House Suburb Mooroolbark

Period - From 15/10/2024 to 14/10/2025 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	43 Cardigan Rd MOOROOLBARK 3138	$815,000	09/09/2025
2	35 Croydondale Dr MOOROOLBARK 3138	$761,000	10/07/2025
3	77 Geoffrey Dr KILSYTH 3137	$820,000	03/07/2025

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: 15/10/2025 11:00

11 Lawson Road, Mooroolbark Vic 3138

JellisCraig

Regina Atkinson
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Indicative Selling Price
$750,000 - $820,000
Median House Price
15/10/2024 - 14/10/2025: $862,000



3 1 3

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Comparable Properties



43 Cardigan Rd MOOROOLBARK 3138 (REI)

3 1 2

Price: $815,000
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



35 Croydondale Dr MOOROOLBARK 3138 (REI/VG)

3 1 2

Price: $761,000
Method: Private Sale
Date: 10/07/2025
Property Type: House (Res)
Land Size: 875 sqm approx

Agent Comments



77 Geoffrey Dr KILSYTH 3137 (REI/VG)

3 1 1

Price: $820,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 859 sqm approx

Agent Comments

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