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	13 Greenwood Lane, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $880,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2025 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	5 Rene Ct MONTROSE 3765	$1,180,000	12/07/2025
2	11 Blue Ridge Dr MOOROOLBARK 3138	$1,100,000	16/06/2025
3	34 Summerhill Park Dr MOOROOLBARK 3138	$1,090,000	27/05/2025

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: 17/10/2025 09:49

13 Greenwood Lane, Mooroolbark Vic 3138

JellisCraig

Justin Ross
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Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2025: $880,000



Property Type:
Agent Comments

Comparable Properties



5 Rene Ct MONTROSE 3765 (REI/VG)

4 2 2

Price: $1,180,000
Method: Private Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 1216 sqm approx

Agent Comments



11 Blue Ridge Dr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 813 sqm approx

Agent Comments



34 Summerhill Park Dr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,090,000
Method: Private Sale
Date: 27/05/2025
Property Type: House (Res)
Land Size: 1000 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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