

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

9 Empire Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$886,000

Property Type House

Suburb Mooroolbark

Period - From 01/04/2025

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	45 Pacific Dr MOOROOLBARK 3138	\$1,225,000	30/05/2025
2	23 Tiverton Cirt MOOROOLBARK 3138	\$1,380,000	19/04/2025
3	5 Gallagher Cr LILYDALE 3140	\$1,385,000	07/04/2025

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:

29/07/2025 15:29



4 2 2

Property Type: House
Land Size: 688 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
June quarter 2025: \$886,000

Comparable Properties



45 Pacific Dr MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$1,225,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 643 sqm approx



23 Tiverton Cirt MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 3

Price: \$1,380,000
Method: Auction Sale
Date: 19/04/2025
Property Type: House
Land Size: 668 sqm approx



5 Gallagher Cr LILYDALE 3140 (REI)

Agent Comments

4 2 2

Price: \$1,385,000
Method: Private Sale
Date: 07/04/2025
Property Type: House (Res)
Land Size: 545 sqm approx