

# 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 Melissa Court, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$950,000

### 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 | 8 Bulga St MOOROOLBARK 3138      | \$965,000 | 20/09/2025   |
| 2 | 67 Bellara Dr MOOROOLBARK 3138   | \$940,000 | 04/09/2025   |
| 3 | 12 Blueberry Rd MOOROOLBARK 3138 | \$950,000 | 13/08/2025   |

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:

01/10/2025 19:01



Property Type:  
Agent Comments

Indicative Selling Price  
\$870,000 - \$950,000  
Median House Price  
Year ending June 2025: \$860,000

## Comparable Properties



8 Bulga St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$965,000  
Method: Auction Sale  
Date: 20/09/2025  
Property Type: House (Res)  
Land Size: 936 sqm approx



67 Bellara Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$940,000  
Method: Private Sale  
Date: 04/09/2025  
Property Type: House (Res)  
Land Size: 864 sqm approx



12 Blueberry Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$950,000  
Method: Private Sale  
Date: 13/08/2025  
Property Type: House (Res)  
Land Size: 886 sqm approx