

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

1/11 Wordsworth Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$900,000

Property Type House

Suburb Mooroolbark

Period - From 01/04/2025

to

31/03/2026

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	20 Lomond Av KILSYTH 3137	\$775,000	12/05/2026
2	67 Cardigan Rd MOOROOLBARK 3138	\$700,000	28/04/2026
3	71 Cardigan Rd MOOROOLBARK 3138	\$767,500	27/03/2026

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:

21/05/2026 15:20



3 1 1

Property Type: House
Land Size: 292 sqm approx
Agent Comments

Indicative Selling Price
 \$670,000 - \$730,000
Median House Price
 Year ending March 2026: \$900,000

Comparable Properties



20 Lomond Av KILSYTH 3137 (REI)

3 1 2

Price: \$775,000
Method: Private Sale
Date: 12/05/2026
Property Type: House
Land Size: 394 sqm approx

Agent Comments

Brick rendered, original street frontage property with a slightly larger land size. This property was sold in a similar market however has had some renovations and updating internally, therefore is slightly more appealing. Additionally located in a neighboring suburb.



67 Cardigan Rd MOOROOLBARK 3138 (REI)

3 1 2

Price: \$700,000
Method: Private Sale
Date: 28/04/2026
Property Type: House
Land Size: 346 sqm approx

Agent Comments

Similar street frontage appeal to the target property being the front original property on the block, similar internal dated however maintained original features. However contains an extra undercover car space and located on a bigger land size.



71 Cardigan Rd MOOROOLBARK 3138 (REI)

3 1 2

Price: \$767,500
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 346 sqm approx

Agent Comments

Located in the same suburb and is the original property located on the subdivision and smaller land size. However this property is slightly more updated and renovated than the target property.

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