

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

45 Barker Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$880,000

&

\$950,000

Median sale price

Median price \$900,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2025

to

30/06/2026

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	6 Parry Dr MOOROOLBARK 3138	\$900,000	01/05/2026
2	298 Manchester Rd MOOROOLBARK 3138	\$920,000	01/06/2026
3	23 Avalon St MOOROOLBARK 3138	\$950,000	06/07/2026

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:

16/09/2026 16:43



 4  2  2

Property Type: House

Land Size: 948 sqm approx

Agent Comments

Comparable Properties



6 Parry Dr MOOROOLBARK 3138 (REI)

Agent Comments

 4  1  2

Price: \$900,000

Method: Private Sale

Date: 01/05/2026

Property Type: House

Land Size: 865 sqm approx



298 Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$920,000

Method: Private Sale

Date: 01/06/2026

Property Type: House

Land Size: 864 sqm approx



23 Avalon St MOOROOLBARK 3138 (REI)

Agent Comments

 5  3  2

Price: \$950,000

Method: Private Sale

Date: 06/07/2026

Property Type: House

Land Size: 873 sqm approx