

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 5 Wilde Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$936,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2026 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	70 Landscape Dr MOOROOLBARK 3138	\$868,000	14/05/2026
2	6 Parry Dr MOOROOLBARK 3138	\$900,000	01/05/2026
3	10 Blackburn Rd MOOROOLBARK 3138	\$775,000	18/03/2026

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: 19/06/2026 16:23



 3
  1
  1

Property Type: House (Res)

Land Size: 937 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

March quarter 2026: \$936,000

Comparable Properties



70 Landscape Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3
  2
  2

Price: \$868,000

Method: Private Sale

Date: 14/05/2026

Property Type: House

Land Size: 912 sqm approx



6 Parry Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4
  1
  2

Price: \$900,000

Method: Private Sale

Date: 01/05/2026

Property Type: House

Land Size: 865 sqm approx



10 Blackburn Rd MOOROOLBARK 3138 (REI)

Agent Comments

 4
  1
  2

Price: \$775,000

Method: Private Sale

Date: 18/03/2026

Property Type: House (Res)

Land Size: 1025 sqm approx

Account - Barry Plant | P: 03 9842 8888



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