

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

27 Swinburne Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$1,279,000

Median sale price

Median price \$910,000

Property Type House

Suburb Mooroolbark

Period - From 01/10/2025

to 31/12/2025

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	30 Esther Cr MOOROOLBARK 3138	\$1,256,000	28/02/2026
2			
3			

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:

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Ash Thompson
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Indicative Selling Price

\$1,279,000

Median House Price

December quarter 2025: \$910,000



 4  2  2

Property Type: House

Land Size: 976 sqm approx

Agent Comments

Comparable Properties



30 Esther Cr MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$1,256,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 868 sqm approx

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.