

# 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 22 Krowera Street, 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 \$780,000 & \$820,000

### Median sale price

Median price \$883,500 Property Type House Suburb Mooroolbark

Period - From 01/01/2025 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	26 Myoora Dr MOOROOLBARK 3138	\$810,000	16/02/2026
2	24 Ross Pincott Dr MOOROOLBARK 3138	\$796,888	16/09/2025
3	43 Cardigan Rd MOOROOLBARK 3138	\$820,000	09/09/2025

**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: 06/03/2026 14:07

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**Indicative Selling Price**

\$780,000 - \$820,000

**Median House Price**

Year ending December 2025: \$883,500



 4  
  2  
  2

**Property Type:** House

**Land Size:** 865 sqm approx

Agent Comments

## Comparable Properties



**26 Myoora Dr MOOROOLBARK 3138 (REI)**

Agent Comments

 3  
  1  
  2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 16/02/2026

**Property Type:** House

**Land Size:** 948 sqm approx



**24 Ross Pincott Dr MOOROOLBARK 3138 (VG)**

Agent Comments

 3  
  -  
  -

**Price:** \$796,888

**Method:** Sale

**Date:** 16/09/2025

**Property Type:** House (Res)

**Land Size:** 858 sqm approx



**43 Cardigan Rd MOOROOLBARK 3138 (VG)**

Agent Comments

 3  
  -  
  -

**Price:** \$820,000

**Method:** Sale

**Date:** 09/09/2025

**Property Type:** House (Res)

**Land Size:** 864 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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