

# 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 42 Autumn Grove, 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 \$900,000 & \$990,000

### 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	6 North Lnk CHIRNSIDE PARK 3116	\$950,000	02/12/2025
2	14 Chinook Cr MOOROOLBARK 3138	\$931,000	26/11/2025
3	54 Churchill Dr MOOROOLBARK 3138	\$946,000	31/10/2025

**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: 26/02/2026 11:28

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

December quarter 2025: \$910,000



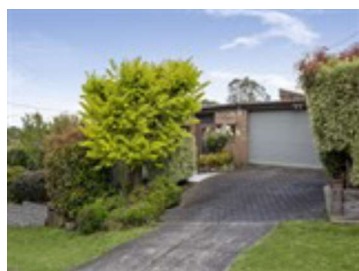
5 3 3

**Property Type:** House

**Land Size:** 864 sqm approx

Agent Comments

## Comparable Properties



**6 North Lnk CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments

4 2 2

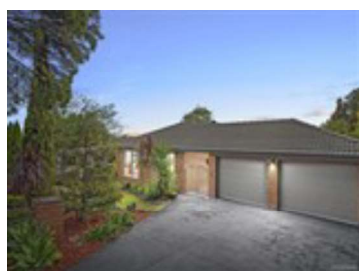
**Price:** \$950,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** House

**Land Size:** 1034 sqm approx



**14 Chinook Cr MOOROOLBARK 3138 (VG)**

Agent Comments

4 - -

**Price:** \$931,000

**Method:** Sale

**Date:** 26/11/2025

**Property Type:** House (Res)

**Land Size:** 938 sqm approx

**54 Churchill Dr MOOROOLBARK 3138 (VG)**

Agent Comments

4 - -

**Price:** \$946,000

**Method:** Sale

**Date:** 31/10/2025

**Property Type:** House (Res)

**Land Size:** 880 sqm approx

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