

# 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

1 Lintoo Close, 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 \$850,000 & \$900,000

### 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	36 Glen Dhu Rd KILSYTH 3137	\$870,000	30/10/2025
2	4/21-25 Cambridge Rd MOOROOLBARK 3138	\$885,000	15/10/2025
3	8/116 Hull Rd CROYDON 3136	\$893,000	06/09/2025

**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:

26/02/2026 11:17



**Property Type:** House

Agent Comments

## Comparable Properties



**36 Glen Dhu Rd KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$870,000

**Method:** Private Sale

**Date:** 30/10/2025

**Property Type:** House

**Land Size:** 305 sqm approx



**4/21-25 Cambridge Rd MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$885,000

**Method:** Private Sale

**Date:** 15/10/2025

**Property Type:** Unit

**Land Size:** 637 sqm approx



**8/116 Hull Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$893,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** Townhouse (Res)

**Land Size:** 335 sqm approx

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