

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 114a Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$890,000

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	2/3 Monaro Ct MOOROOLBARK 3138	\$880,000	25/12/2025
2	12 Silvergrass Ct CROYDON 3136	\$885,000	29/10/2025
3	2/36 Batterbee Dr MOOROOLBARK 3138	\$890,000	23/10/2025

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.~~

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Indicative Selling Price

\$850,000 - \$890,000

Median House Price

Year ending December 2025: \$883,500



3 2 2

Property Type: Townhouse

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



2/3 Monaro Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000

Method: Private Sale

Date: 25/12/2025

Property Type: Unit

Land Size: 381 sqm approx



12 Silvergrass Ct CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$885,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 320 sqm approx



2/36 Batterbee Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$890,000

Method: Private Sale

Date: 23/10/2025

Property Type: Unit

Land Size: 281 sqm approx

Account - Jellis Craig | P: 03 9726 8888