

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 87 Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$770,000

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	22 Esther Cr MOOROOLBARK 3138	\$755,000	14/11/2025
2	1/14 Wordsworth St MOOROOLBARK 3138	\$704,000	27/10/2025
3	1/149 Lincoln Rd CROYDON 3136	\$772,000	23/09/2025

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.~~

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

December quarter 2025: \$910,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



22 Esther Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$755,000

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 491 sqm approx



1/14 Wordsworth St MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$704,000

Method: Private Sale

Date: 27/10/2025

Property Type: Unit

Land Size: 350 sqm approx



1/149 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$772,000

Method: Private Sale

Date: 23/09/2025

Property Type: House

Land Size: 410 sqm approx

Account - Jellis Craig | P: 03 9870 6211