

# 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

20 Tiverton Circuit, 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 \$1,135,000 & \$1,195,000

### 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	13 Gallagher Cr LILYDALE 3140	\$1,187,000	06/01/2026
2	15 Freshfield Av MOOROOLBARK 3138	\$1,175,000	08/12/2025
3	8 Tangermere PI LILYDALE 3140	\$1,148,000	02/11/2025

**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:

04/03/2026 14:25



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**Property Type:** House  
**Land Size:** 502 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,135,000 - \$1,195,000  
**Median House Price**  
December quarter 2025: \$910,000

## Comparable Properties



13 Gallagher Cr LILYDALE 3140 (REI/VG)

[Agent Comments](#)

4   2   2

**Price:** \$1,187,000  
**Method:** Private Sale  
**Date:** 06/01/2026  
**Property Type:** House (Res)  
**Land Size:** 463 sqm approx



15 Freshfield Av MOOROOLBARK 3138 (REI/VG)

[Agent Comments](#)

4   2   2

**Price:** \$1,175,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House  
**Land Size:** 742 sqm approx



8 Tangermere PI LILYDALE 3140 (REI/VG)

[Agent Comments](#)

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**Price:** \$1,148,000  
**Method:** Private Sale  
**Date:** 02/11/2025  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354