

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 32 Chevalier Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$980,000 & \$1,050,000

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	25 Great Oak Ct MOOROOLBARK 3138	\$1,050,000	27/11/2025
2	11 Turella Ct MOOROOLBARK 3138	\$1,050,000	10/10/2025
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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: 27/01/2026 16:02



Property Type: House

Land Size: 864 sqm approx

Agent Comments

Comparable Properties



25 Great Oak Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 27/11/2025

Property Type: House

Land Size: 864 sqm approx



11 Turella Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 10/10/2025

Property Type: House

Land Size: 877 sqm approx

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.