

## 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

8 YELLOW GUM CRESCENT MOOROOLBARK VIC 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mooroolbark

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

6 PARKHILL CLOSE MOOROOLBARK VIC 3138	\$786,000	01-Feb-26
153 SPRIGGS DRIVE CROYDON VIC 3136	\$780,000	21-Jan-26
86B BRICE AVENUE MOOROOLBARK VIC 3138	\$735,000	21-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 27 February 2026



**6 PARKHILL CLOSE  
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

<sup>RS</sup> **\$786,000**

Sold Date **01-Feb-26**

Distance **0.65km**



**153 SPRIGGS DRIVE CROYDON VIC  
3136**

3 2 2

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date **21-Jan-26**

Distance **1.09km**



**86B BRICE AVENUE  
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

**\$735,000**

Sold Date **21-Jan-26**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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