

## 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

17 LARNOOK 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$884,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Mar 2025

to

28 Feb 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

5 MONOMEITH STREET MOOROOLBARK VIC 3138	\$850,000	09-Jan-26
68 WOODVILLE ROAD MOOROOLBARK VIC 3138	\$881,000	11-Nov-25
22 HIGHPOINT AVENUE MOOROOLBARK VIC 3138	\$890,000	27-Nov-25

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: 07 March 2026



**5 MONOMEITH STREET  
 MOOROOLBARK VIC 3138**

3 2 2

Sold Price **\$850,000** Sold Date **09-Jan-26**

Distance **0.97km**



**68 WOODVILLE ROAD  
 MOOROOLBARK VIC 3138**

4 1 2

Sold Price **\$881,000** Sold Date **11-Nov-25**

Distance **0.5km**



**22 HIGHPOINT AVENUE  
 MOOROOLBARK VIC 3138**

4 2 4

Sold Price **\$890,000** Sold Date **27-Nov-25**

Distance **1.16km**

RS = Recent sale      UN = Undisclosed Sale

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