

# 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

18 Statesman Crescent, Mooroolbark Vic 3138
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$850,000
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 & 

\$935,000
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### Median sale price

Median price 

\$936,000
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 Property Type 

House
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 Suburb 

Mooroolbark
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Period - From 

01/01/2026
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 to 

31/03/2026
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 Source 

REIV
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### 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	14 Chinook Cr MOOROOLBARK 3138	\$931,000	26/11/2025
2	13 Churchill Dr MOOROOLBARK 3138	\$870,000	28/10/2025
3	25 Savanna Dr MOOROOLBARK 3138	\$907,000	21/10/2025

**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:

14/04/2026 09:42
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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 870 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$935,000  
**Median House Price**  
 March quarter 2026: \$936,000

## Comparable Properties



**14 Chinook Cr MOOROOLBARK 3138 (VG)**

Agent Comments



**Price:** \$931,000  
**Method:** Sale  
**Date:** 26/11/2025  
**Property Type:** House (Res)  
**Land Size:** 938 sqm approx



**13 Churchill Dr MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House



**25 Savanna Dr MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$907,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** House (Res)  
**Land Size:** 928 sqm approx

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