

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 34 Mcdermott Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$900,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2025 to 31/03/2026 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	21 Highland Cr MOOROOLBARK 3138	\$930,000	06/03/2026
2	83 Winyard Dr MOOROOLBARK 3138	\$962,000	12/12/2025
3	11 Brack Ct MOOROOLBARK 3138	\$1,000,000	19/11/2025

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.~~

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2026: \$900,000



 4  2  2

Property Type: House

Land Size: 865 sqm approx

Agent Comments

Comparable Properties



21 Highland Cr MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$930,000

Method: Private Sale

Date: 06/03/2026

Property Type: House (Res)

Land Size: 876 sqm approx



83 Winyard Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 6  2  2

Price: \$962,000

Method: Private Sale

Date: 12/12/2025

Property Type: House (Res)

Land Size: 1114 sqm approx



11 Brack Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,000,000

Method: Private Sale

Date: 19/11/2025

Property Type: House

Land Size: 867 sqm approx

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