

# 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

16 Croydondale Drive, Mooroolbark Vic 3138

### Indicative selling price

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

Range between \$700,000 & \$770,000

### Median sale price

Median price \$875,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2024 to 31/12/2024 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 Barker Dr MOOROOLBARK 3138	\$740,000	31/01/2025
2	30 Neville St MOOROOLBARK 3138	\$700,000	07/01/2025
3	24 Masefield Av MOOROOLBARK 3138	\$775,000	04/12/2024

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: 04/03/2025 15:30



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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 951.406 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
Year ending December 2024: \$875,000

## Comparable Properties



**21 Barker Dr MOOROOLBARK 3138 (REI/VG)**

[Agent Comments](#)

3   1   3

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 31/01/2025  
**Property Type:** House  
**Land Size:** 871 sqm approx



**30 Neville St MOOROOLBARK 3138 (REI/VG)**

[Agent Comments](#)

3   1   1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 07/01/2025  
**Property Type:** House  
**Land Size:** 893 sqm approx



**24 Masefield Av MOOROOLBARK 3138 (REI/VG)**

[Agent Comments](#)

3   1   -

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 04/12/2024  
**Property Type:** House  
**Land Size:** 1182 sqm approx