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	3 Esther Crescent, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$875,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	95 Esther Cr MOOROOLBARK 3138	\$818,000	24/12/2024
2	13 Aintree St MOOROOLBARK 3138	\$800,000	15/11/2024
3	74 Winyard Dr MOOROOLBARK 3138	\$848,000	24/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/02/2025 09:16









Property Type: House Land Size: 870 sqm approx **Agent Comments**

Indicative Selling Price \$775,000 - \$815,000 **Median House Price** Year ending December 2024: \$875,000

Comparable Properties



95 Esther Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments

Price: \$818,000 Method: Private Sale Date: 24/12/2024 **Property Type:** House

Land Size: 932 sqm approx

13 Aintree St MOOROOLBARK 3138 (VG)





Agent Comments

Price: \$800,000 Method: Sale Date: 15/11/2024

Property Type: House (Res) Land Size: 865 sqm approx



74 Winyard Dr MOOROOLBARK 3138 (VG)



Price: \$848,000 Method: Sale Date: 24/09/2024

Property Type: House (Res) Land Size: 858 sqm approx

Agent Comments

Account - Woodards | P: 0390563899





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