

# 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

3 Esther 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)

Range between \$770,000 & \$810,000

### Median sale price

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

Period - From 01/10/2024 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/02/2025 09:40



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

**Indicative Selling Price**  
 \$770,000 - \$810,000  
**Median House Price**  
 December quarter 2024: \$875,000

## Comparable Properties



**95 Esther Cr MOOROOLBARK 3138 (REI/VG)**

Agent Comments

3   2   2

**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

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**Price:** \$800,000  
**Method:** Sale  
**Date:** 15/11/2024  
**Property Type:** House (Res)  
**Land Size:** 865 sqm approx



**74 Winyard Dr MOOROOLBARK 3138 (VG)**

Agent Comments

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**Price:** \$848,000  
**Method:** Sale  
**Date:** 24/09/2024  
**Property Type:** House (Res)  
**Land Size:** 858 sqm approx

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