

# 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

11 Wandana Street, Mooroolbark Vic 3138

### Indicative selling price

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

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$862,500

Property Type

House

Suburb

Mooroolbark

Period - From

26/11/2024

to

25/11/2025

Source

Property Data

### 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 | 2/6 Judith Ct CROYDON 3136     | \$798,627 | 07/11/2025   |
| 2 | 7 Coolabah St MOOROOLBARK 3138 | \$800,000 | 08/07/2025   |
| 3 | 20 Ashton Av MOOROOLBARK 3138  | \$787,000 | 04/07/2025   |

**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:

26/11/2025 17:25



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**Property Type:** House (Res)  
**Land Size:** 475 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
26/11/2024 - 25/11/2025: \$862,500

## Comparable Properties



**2/6 Judith Ct CROYDON 3136 (REI)**

**Agent Comments**

3 2 2

**Price:** \$798,627  
**Method:** Private Sale  
**Date:** 07/11/2025  
**Property Type:** House (Res)  
**Land Size:** 291 sqm approx



**7 Coolabah St MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 08/07/2025  
**Property Type:** House (Res)  
**Land Size:** 445 sqm approx



**20 Ashton Av MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$787,000  
**Method:** Private Sale  
**Date:** 04/07/2025  
**Property Type:** House (Res)  
**Land Size:** 429 sqm approx