

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


12 CHURCHILL DRIVE, MOOROOLBARK, VIC 3138

**Indicative selling price**

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

Price Range: \$760,000 to \$790,000

**Median sale price**

Median price \$844,000 Property type House Suburb MOOROOLBARK  
Period - From 01/04/2024 to 31/03/2025 Source 

**Comparable property sales**

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) 12 BIMBADEEN DR, MOOROOLBARK, VIC 3138	\$715,000	04/02/2025
2) 32 MEADOWLARK LANE, MOOROOLBARK, VIC 3138	\$815,000	28/01/2025
3) 7 WEST WOOD PASS, CHIRNSIDE PARK, VIC 3116	\$825,000	13/12/2024

This Statement of Information was prepared on: 08/04/2025