

# 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

2 Chinook 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 \$900,000 & \$990,000

### Median sale price

Median price \$886,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2025 to 30/06/2025 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	12 Blueberry Rd MOOROOLBARK 3138	\$950,000	27/08/2025
2	16 Barker Dr MOOROOLBARK 3138	\$950,000	01/08/2025
3	5 Savanna Dr MOOROOLBARK 3138	\$961,000	15/03/2025

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:

01/09/2025 15:20

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

June quarter 2025: \$886,000

## Comparable Properties

**12 Blueberry Rd MOOROOLBARK 3138 (REI)**

Agent Comments

**Price:** \$950,000**Method:** Private Sale**Date:** 27/08/2025**Property Type:** House**Land Size:** 886 sqm approx**16 Barker Dr MOOROOLBARK 3138 (REI/VG)**

Agent Comments

**Price:** \$950,000**Method:** Private Sale**Date:** 01/08/2025**Property Type:** House**Land Size:** 870 sqm approx**5 Savanna Dr MOOROOLBARK 3138 (REI/VG)**

Agent Comments

**Price:** \$961,000**Method:** Auction Sale**Date:** 15/03/2025**Property Type:** House (Res)**Land Size:** 897 sqm approx

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