

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
20 CENTRAL AVENUE MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$870,000 & \$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$875,000 Property type House Suburb Mooroolbark
Period-from 01 Dec 2024 to 30 Nov 2025 Source Cotality

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 6 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 DENNIS STREET CROYDON VIC 3136	901500	08-Nov-25
23 LEE-ANN CRESCENT CROYDON VIC 3136	918000	23-Aug-25
58 HULL ROAD CROYDON VIC 3136	860000	04-Oct-25

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 6 months.

This Statement of Information was prepared on: 11 December 2025



1 DENNIS STREET CROYDON VIC 3136

Sold Price

^{RS} **901500** Sold Date **08-Nov-25**

3 2 1

Distance **0.83km**



23 LEE-ANN CRESCENT CROYDON VIC 3136

Sold Price

918000 Sold Date **23-Aug-25**

3 2 2

Distance **1.41km**



58 HULL ROAD CROYDON VIC 3136

Sold Price

^{RS} **860000** ^{UN} Sold Date **04-Oct-25**

3 2 1

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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