# 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	26 Diane Crescent, Mooroolbark Vic 3138
Including suburb and	
postcode	

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 &	\$770,000
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## Median sale price

Median price	\$860,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	29/10/2024	to	28/10/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	12 Karingal St CROYDON NORTH 3136	\$750,000	26/09/2025
2	5 Glen Dhu Rd KILSYTH 3137	\$750,000	24/09/2025
3	2/55 Hull Rd CROYDON 3136	\$710,000	12/07/2025

#### 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:	29/10/2025 12:16

