

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

34 Struan Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$860,000

&

\$910,000

Median sale price

Median price \$880,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2025

to

30/09/2025

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.~~

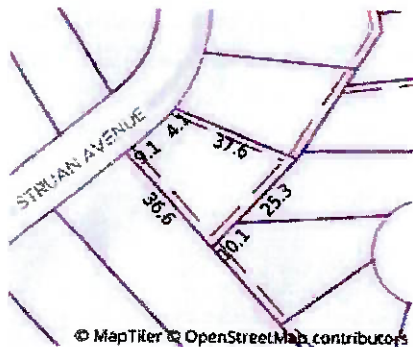
Address of comparable property		Price	Date of sale
1	21 Carronvale Rd MOOROOLBARK 3138	\$890,000	14/05/2025
2	66 Croydondale Dr MOOROOLBARK 3138	\$902,000	08/05/2025
3			

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:

08/10/2025 13:50



 4  1  4

Rooms: 6
Property Type: House
Land Size: 942 sqm approx

Agent Comments

Home has second Toilet downstairs, and off street parking for 4 cars.

Indicative Selling Price

\$860,000 - \$910,000

Median House Price

September quarter 2025: \$880,000

Comparable Properties



21 Carronvale Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  4

Price: \$890,000
Method: Sold Before Auction
Date: 14/05/2025
Property Type: House
Land Size: 888 sqm approx



66 Croydondale Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  3  3

Price: \$902,000
Method: Private Sale
Date: 08/05/2025
Property Type: House (Res)
Land Size: 864 sqm approx

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.

Account - Woodards | P: 0390563899



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