

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 CRERAR COURT MOORoopNA VIC 3629

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,850

Property type

House

Suburb

Mooroopna

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

| | | |
|--------------------------------------|-----------|-----------|
| 23 PELL CRESCENT MOORoopNA VIC 3629 | \$700,000 | 19-Aug-25 |
| 15 MUSGROVE DRIVE MOORoopNA VIC 3629 | \$690,000 | 19-Aug-25 |
| 3 ELVIN COURT MOORoopNA VIC 3629 | \$732,000 | 25-Sep-25 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 February 2026


**23 PELL CRESCENT MOORoopNA
VIC 3629**
 4
  2
  2

Sold Price

\$700,000

Sold Date

19-Aug-25

Distance

0.13km

**15 MUSGROVE DRIVE
MOORoopNA VIC 3629**
 5
  2
  2

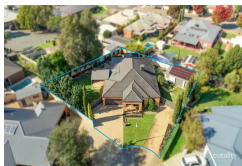
Sold Price

\$690,000

Sold Date

19-Aug-25

Distance

0.14km

**3 ELVIN COURT MOORoopNA VIC
3629**
 4
  2
  2

Sold Price

\$732,000

Sold Date

25-Sep-25

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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