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	91a Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$855,000

Median sale price

Median price	\$676,000	Pro	perty Type U	nit		Suburb	Mooroolbark
Period - From	01/10/2024	to	30/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/8 Kathy Ct MOOROOLBARK 3138	\$852,000	21/10/2025
2	10 Anaba Ct MOOROOLBARK 3138	\$830,000	14/06/2025
3	34 Aintree St MOOROOLBARK 3138	\$847,500	04/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/11/2025 15:40

