

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

11 Wandana Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$862,500

Property Type

House

Suburb

Mooroolbark

Period - From

26/11/2024

to

25/11/2025

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.

	Address of comparable property	Price	Date of sale
1	2/6 Judith Ct CROYDON 3136	\$798,627	07/11/2025
2	7 Coolabah St MOOROOLBARK 3138	\$800,000	08/07/2025
3	20 Ashton Av MOOROOLBARK 3138	\$787,000	04/07/2025

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:

26/11/2025 17:25



3 2 2

Property Type: House (Res)
Land Size: 475 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
26/11/2024 - 25/11/2025: \$862,500

Comparable Properties



2/6 Judith Ct CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$798,627
Method: Private Sale
Date: 07/11/2025
Property Type: House (Res)
Land Size: 291 sqm approx



7 Coolabah St MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 2

Price: \$800,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)
Land Size: 445 sqm approx



20 Ashton Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 1

Price: \$787,000
Method: Private Sale
Date: 04/07/2025
Property Type: House (Res)
Land Size: 429 sqm approx