

# 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

17 Krowera Street, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$815,000

### Median sale price

Median price \$936,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2026 to 31/03/2026 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	11 Kipling Av MOOROOLBARK 3138	\$800,000	20/04/2026
2	50 Esther Cr MOOROOLBARK 3138	\$805,000	22/03/2026
3	22 Krowera St MOOROOLBARK 3138	\$815,000	18/03/2026

**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:

04/06/2026 15:47



3   2   1

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 851 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$815,000  
**Median House Price**  
 March quarter 2026: \$936,000

## Comparable Properties



**11 Kipling Av MOOROOLBARK 3138 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 20/04/2026  
**Property Type:** House (Res)  
**Land Size:** 890 sqm approx



**50 Esther Cr MOOROOLBARK 3138 (REI)**

Agent Comments

3   1   4

**Price:** \$805,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2026  
**Property Type:** House (Res)  
**Land Size:** 920 sqm approx



**22 Krowera St MOOROOLBARK 3138 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 18/03/2026  
**Property Type:** House (Res)  
**Land Size:** 865 sqm approx

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