

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

38a Croydondale Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$900,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2025

to

30/06/2026

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	20 Tiverton Cirt MOOROOLBARK 3138	\$1,172,000	20/03/2026
2	1 Acorn Gr MOOROOLBARK 3138	\$1,011,000	12/03/2026
3	66 Larbert Rd MOOROOLBARK 3138	\$1,160,000	17/02/2026

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:

17/07/2026 16:11



 5  3  2

Property Type: House
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
Year ending June 2026: \$900,000

Comparable Properties



20 Tiverton Cirt MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,172,000
Method: Private Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 502 sqm approx



1 Acorn Gr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,011,000
Method: Private Sale
Date: 12/03/2026
Property Type: House (Res)
Land Size: 640 sqm approx



66 Larbert Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,160,000
Method: Private Sale
Date: 17/02/2026
Property Type: House
Land Size: 596 sqm approx

Account - Barry Plant | P: 03 9874 3355