

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 \$890,000 & \$970,000

Median sale price

Median price \$892,500 Property Type House Suburb Mooroolbark

Period - From 01/04/2026 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.

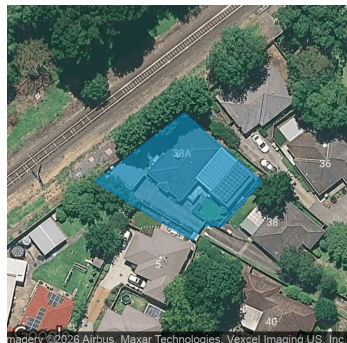
	Address of comparable property	Price	Date of sale
1	1/53 Terrigal Cr KILSYTH 3137	\$845,000	28/07/2026
2	23 Avalon St MOOROOLBARK 3138	\$950,000	06/07/2026
3	1 Acorn Gr MOOROOLBARK 3138	\$1,011,000	12/03/2026

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:

14/08/2026 17:27



 5  3  2

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

Indicative Selling Price
\$890,000 - \$970,000
Median House Price
June quarter 2026: \$892,500

Comparable Properties



1/53 Terrigal Cr KILSYTH 3137 (REI)

Agent Comments

 4  2  2

Price: \$845,000
Method: Sold Before Auction
Date: 28/07/2026
Property Type: House (Res)
Land Size: 536 sqm approx



23 Avalon St MOOROOLBARK 3138 (REI)

Agent Comments

 5  3  2

Price: \$950,000
Method: Private Sale
Date: 06/07/2026
Property Type: House
Land Size: 873 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

Account - Barry Plant | P: 03 9874 3355