

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

126 Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$900,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2025 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	17 Dorset Rd CROYDON 3136	\$862,000	31/03/2026
2	50 Esther Cr MOOROOLBARK 3138	\$805,000	22/03/2026
3	46 Neuparth Rd CROYDON NORTH 3136	\$850,000	14/01/2026

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:

10/06/2026 10:13

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3 1 1

Property Type: House
Land Size: 1087 sqm approx
 Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending March 2026: \$900,000

Comparable Properties



17 Dorset Rd CROYDON 3136 (REI)

Agent Comments

3 1 1

Price: \$862,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 863 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



46 Neuparth Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 1042 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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