

# 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

10 Highland Crescent, 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 \$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	119 Lomond Av KILSYTH 3137	\$876,000	14/03/2026
2	28 Cardigan Rd MOOROOBARK 3138	\$800,000	28/02/2026
3	7 Loch St KILSYTH 3137	\$840,000	14/02/2026

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:

17/04/2026 12:42

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending March 2026: \$900,000



**Property Type:** House

**Land Size:** 1074 sqm approx

**Agent Comments**

## Comparable Properties



**119 Lomond Av KILSYTH 3137 (REI)**

**Agent Comments**



**Price:** \$876,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 900 sqm approx

**28 Cardigan Rd MOOROOBARK 3138 (REI)**

**Agent Comments**



**Price:** \$800,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 898 sqm approx

**7 Loch St KILSYTH 3137 (REI/VG)**

**Agent Comments**



**Price:** \$840,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 925 sqm approx

**Account - Jellis Craig | P: 03 9726 8888**



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