

# 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 2/123 Esther 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 \$860,000 & \$920,000

### Median sale price

Median price \$700,250 Property Type Townhouse Suburb Mooroolbark

Period - From 05/05/2025 to 04/05/2026 Source Property Data

### 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	14 David Dr MOOROOLBARK 3138	\$936,000	23/02/2026
2	3/16 Zealandia Rd.E CROYDON NORTH 3136	\$920,000	09/02/2026
3	2/10 Churchill Rd CROYDON 3136	\$900,000	06/01/2026

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: 05/05/2026 15:26

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4 2 2

**Property Type:** Townhouse  
**Land Size:** 306 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$860,000 - \$920,000  
**Median Townhouse Price**  
05/05/2025 - 04/05/2026: \$700,250

## Comparable Properties



14 David Dr MOOROOLBARK 3138 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$936,000  
**Method:** Private Sale  
**Date:** 23/02/2026  
**Property Type:** House  
**Land Size:** 437 sqm approx



3/16 Zealandia Rd.E CROYDON NORTH 3136 (REI)

**Agent Comments**

4 3 2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 09/02/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 405 sqm approx



2/10 Churchill Rd CROYDON 3136 (REI/VG)

**Agent Comments**

4 3 2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 06/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 227 sqm approx

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