

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

22 Krowera Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$883,500 Property Type House Suburb Mooroolbark

Period - From 01/01/2025 to 31/12/2025 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	5 Larnook Cr MOOROOLBARK 3138	\$795,000	25/10/2025
2	70 Greenslopes Dr MOOROOLBARK 3138	\$765,000	18/09/2025
3	24 Ross Pincott Dr MOOROOLBARK 3138	\$796,888	16/09/2025

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:

02/03/2026 10:59



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Property Type: House
Land Size: 865 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$820,000
Median House Price
 Year ending December 2025: \$883,500

Comparable Properties



5 Larnook Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$795,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 865 sqm approx



70 Greenslopes Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$765,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 922 sqm approx



24 Ross Pincott Dr MOOROOLBARK 3138 (VG)

Agent Comments

 3
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Price: \$796,888
Method: Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 858 sqm approx

Account - Jellis Craig | P: 03 9726 8888