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	30 Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $910,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2025 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	9 Alawara Dr MOOROOLBARK 3138	$1,065,000	24/01/2026
2	142 Hayrick La MOOROOLBARK 3138	$1,080,000	16/11/2025
3	125 Hayrick La MOOROOLBARK 3138	$1,118,000	13/10/2025

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: 17/02/2026 16:27

30 Esther Crescent, Mooroolbark Vic 3138

Ash Thompson
9870 6211
0401 205 320
ashthompson@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 868 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2025: $910,000

Comparable Properties



9 Alawara Dr MOOROOLBARK 3138 (REI)

3 2 2

Price: $1,065,000
Method: Auction Sale
Date: 24/01/2026
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



142 Hayrick La MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,080,000
Method: Private Sale
Date: 16/11/2025
Property Type: Unit
Land Size: 935 sqm approx

Agent Comments



125 Hayrick La MOOROOLBARK 3138 (REI/VG)

5 3 4

Price: $1,118,000
Method: Private Sale
Date: 13/10/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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