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	23 Tiverton Circuit, Mooroolbark Vic 3138

Indicative selling price

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

Range between $1,090,000 & $1,190,000

Median sale price

Median price $875,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2024 to 31/12/2024 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	71 Larbert Rd MOOROOLBARK 3138	$1,180,000	15/01/2025
2	51 Blue Ridge Dr MOOROOLBARK 3138	$1,208,000	02/12/2024
3	24 Freshfield Av MOOROOLBARK 3138	$1,095,000	30/09/2024

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: 25/03/2025 14:10

23 Tiverton Circuit, Mooroolbark Vic 3138



4 2 2

Rooms: 7
Property Type: House
Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price
$1,090,000 - $1,190,000
Median House Price
Year ending December 2024: $875,000

Comparable Properties



71 Larbert Rd MOOROOLBARK 3138 (REI/VG)

7 3 2

Price: $1,180,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 581 sqm approx

Agent Comments



51 Blue Ridge Dr MOOROOLBARK 3138 (REI/VG)

5 2 2

Price: $1,208,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 638 sqm approx

Agent Comments



24 Freshfield Av MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $1,095,000
Method: Private Sale
Date: 30/09/2024
Property Type: House (Res)
Land Size: 776 sqm approx

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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