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	39 Diane Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between $820,000 & $900,000

Median sale price

Median price $880,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2025 to 30/09/2025 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	34 Struan Av MOOROOLBARK 3138	$910,000	15/10/2025
2	39 Erskine Ridg MOOROOLBARK 3138	$875,000	11/10/2025
3	36 Erskine Ridg MOOROOLBARK 3138	$858,500	09/09/2025

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: 03/11/2025 18:39

39 Diane Crescent, Mooroolbark Vic 3138

Brenton Linmeiers
9840 1111
0412 791 546
brenton.linmeiers@marshallwhite.com.au



3 1 2

Property Type: House (Res)
Land Size: 902 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $900,000
Median House Price
September quarter 2025: $880,000

Comparable Properties



34 Struan Av MOOROOLBARK 3138 (REI)

4 2 4

Price: $910,000
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 942 sqm approx

Agent Comments



39 Erskine Ridg MOOROOLBARK 3138 (REI)

4 2 3

Price: $875,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 882 sqm approx

Agent Comments



36 Erskine Ridg MOOROOLBARK 3138 (REI/VG)

3 1 -

Price: $858,500
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 878 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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