

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

1/29 Highland Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Mooroolbark

Period - From

01/07/2025

to

30/06/2026

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	16/662-670 Mt Dandenong Rd KILSYTH 3137	\$680,000	17/08/2026
2	51 Longfellow Av MOOROOLBARK 3138	\$700,000	27/05/2026
3	67 Cardigan Rd MOOROOLBARK 3138	\$700,000	28/04/2026

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:

24/09/2026 15:54

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Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

Year ending June 2026: \$700,000



3 1 1

Property Type: Unit

Land Size: 318 sqm approx

Agent Comments

Comparable Properties



16/662-670 Mt Dandenong Rd KILSYTH 3137 (REI)

Agent Comments

3 1 2

Price: \$680,000

Method: Private Sale

Date: 17/08/2026

Property Type: Townhouse (Res)

Land Size: 137 sqm approx



51 Longfellow Av MOOROOLBARK 3138 (REI)

Agent Comments

3 1 1

Price: \$700,000

Method: Private Sale

Date: 27/05/2026

Property Type: House

Land Size: 352 sqm approx



67 Cardigan Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$700,000

Method: Private Sale

Date: 28/04/2026

Property Type: House

Land Size: 346 sqm approx