

STATEMENT OF INFORMATION

28 MACKELLAR CRESCENT, MOOROOPNA VIC 3629

Prepared by Xavier Stevens, Stevens & Briant — Area Specialist

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Licensed Estate Agent No. 095297L

SINGLE PRICE

\$729,000

4
BEDS

2
BATHS

2
CARS

PROPERTY OFFERED FOR SALE

28 MACKELLAR CRESCENT, MOOROOPNA VIC 3629

4
BEDS

2
BATHS

2
CARS

INDICATIVE SELLING PRICE

\$729,000

Single Price consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$492,500

MOOROOPNA / House
5/09/2025 to 4/09/2026

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

A

25 ARROWSMITH CRESCENT, MOOROOPNA VIC 3629

Sale Date: 10/07/2026 Distance: 2.2km

\$725,000

4
BEDS

2
BATHS

4
CARS

B

28 TOURNAMENT DRIVE, MOOROOPNA VIC 3629

Sale Date: 15/07/2026 Distance: 1.9km

\$695,000

4
BEDS

2
BATHS

2
CARS

C

22 WESTWOOD DRIVE, MOOROOPNA VIC 3629

Sale Date: 25/03/2026 Distance: 2.1km

\$680,000

4
BEDS

2
BATHS

2
CARS

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

Property offered for sale

Address **28 MACKELLAR CRESCENT, MOOROOPNA VIC 3629**

Indicative selling price

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

Single Price: \$729,000

Median sale price

Median price	\$492,500	Property type	House	Suburb	MOOROOPNA
Period	5/09/2025 to 4/09/2026	Source	Pricefinder		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
25 ARROWSMITH CRESCENT, MOOROOPNA VIC 3629	\$725,000	10/07/2026
28 TOURNAMENT DRIVE, MOOROOPNA VIC 3629	\$695,000	15/07/2026
22 WESTWOOD DRIVE, MOOROOPNA VIC 3629	\$680,000	25/03/2026

This Statement of Information was prepared on: 4/09/2026