

## 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

11 CENTRAL AVENUE MOOROOLBARK VIC 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Mooroolbark

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 83 WINYARD DRIVE MOOROOLBARK VIC 3138    | \$962,000   | 12-Dec-25 |
| 3 OLSEN CLOSE MOOROOLBARK VIC 3138       | \$1,033,000 | 06-Oct-25 |
| 36 LARNOOK CRESCENT MOOROOLBARK VIC 3138 | \$950,100   | 14-Aug-25 |

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 6 months.~~

This Statement of Information was prepared on: 10 February 2026


**83 WINYARD DRIVE  
MOOROOLBARK VIC 3138**

 6
  2
  2

Sold Price **\$962,000** Sold Date **12-Dec-25**

Distance **1.08km**


**3 OLSEN CLOSE MOOROOLBARK  
VIC 3138**

 3
  2
  2

Sold Price **\$1,033,000** Sold Date **06-Oct-25**

Distance **2.76km**


**36 LARNOOK CRESCENT  
MOOROOLBARK VIC 3138**

 4
  2
  2

Sold Price **\$950,100** Sold Date **14-Aug-25**

Distance **0.98km**

RS = Recent sale      UN = Undisclosed Sale

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