

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property address	11 Crusader Avenue, Mooroopna VIC 3629
Agent	Xavier Stevens, Area Specialist Shepparton
Prepared	2 July 2026

Indicative Selling Price

Price range	\$685,000 - \$710,000
This price is not a valuation	It is the agent's current indicative selling price based on the vendor authority, property attributes and recent comparable sales evidence.

Median Sale Price

Suburb	Mooroopna
Property type	House
Median sale price	\$452,500
Period	May 2025 - April 2026
Source	realestate.com.au suburb/property market data, checked 25 May 2026

Comparable Property Sales

Address	Sale price	Date of sale	Brief comparison
9 Rainboy Court, Mooroopna VIC 3629	\$730,000	18 May 2026	3 bed, 2 bath, 2 car, 811m2; recent renovated/entertainer-style sale.
22 Westwood Drive, Mooroopna VIC 3629	\$680,000	13 May 2026	4 bed, 2 bath, 2 car, 816m2; recent family-home sale in Mooroopna.
9 Crusader Avenue, Mooroopna VIC 3629	\$636,000	10 Nov 2025	3 bed, 2 bath, 6 car, 779m2; same-street sale evidence.

Comparable selection notes

The selected sales were chosen for suburb, recency, land size, bedroom/bathroom profile, garaging/storage, and family-home presentation. Final consumer-facing use should be reviewed against the latest agency compliance process before portal publication.

Sources checked

realestate.com.au property pages for 11 Crusader Avenue, 9 Rainboy Court, 22 Westwood Drive, and 9 Crusader Avenue; property.com.au Mooroopna market/sold-property page. Checked 25 May 2026.