

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

<b>Property address</b>	11 Crusader Avenue, Mooroopna VIC 3629
<b>Agent</b>	Xavier Stevens, Area Specialist Shepparton
<b>Prepared</b>	25 May 2026

## Indicative Selling Price

<b>Price range</b>	\$695,000 - \$720,000
<b>This price is not a valuation</b>	It is the agent's current indicative selling price based on the vendor authority, property attributes and recent comparable sales.

## Median Sale Price

<b>Suburb</b>	Mooroopna
<b>Property type</b>	House
<b>Median sale price</b>	\$452,500
<b>Period</b>	May 2025 - April 2026
<b>Source</b>	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, 811m <sup>2</sup> ; recent renovated/entertainer-style sale.
22 Westwood Drive, Mooroopna VIC 3629	\$669,000	13 May 2026	4 bed, 2 bath, 2 car, 816m <sup>2</sup> ; recent family-home sale in Mooroopna.
9 Crusader Avenue, Mooroopna VIC 3629	\$639,000	10 Nov 2025	3 bed, 2 bath, 6 car, 779m <sup>2</sup> ; 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.