

# STATEMENT OF INFORMATION

55 BLACKWOOD RISE, MOE SOUTH, VIC 3825

PREPARED BY LILLI SIM, PHONE: 0413 950 036



**JOHN KERR**

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**55 BLACKWOOD RISE, MOE SOUTH, VIC**

3 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$845,000**

Provided by: Lilli Sim, John Kerr and Associates Real Estate (Moe) Pty Ltd

## MEDIAN SALE PRICE



**MOE SOUTH, VIC, 3825**

**Suburb Median Sale Price (House)**

**\$795,000**

01 April 2025 to 31 March 2026

Provided by: pricefinder

## 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.



**200 RANCH RD, TANJIL SOUTH, VIC 3825**

3 2 8

**Sale Price**

**\$890,000**

Sale Date: 01/12/2025

Distance from Property: 10km



**189 MOE SOUTH RD, MOE SOUTH, VIC 3825**

4 2 3

**Sale Price**

**\*\$860,000**

Sale Date: 22/04/2026

Distance from Property: 735m



**263 MIRBOO NORTH-TRAFALGAR RD,**

3 2 2

**Sale Price**

**\$825,000**

Sale Date: 09/11/2025

Distance from Property: 8.2km

This report has been compiled on 24/04/2026 by John Kerr and Associates Real Estate (Moe) Pty Ltd. Property Data Solutions Pty Ltd 2026 -

www.pricefinder.com.au  
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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

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 estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information 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.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

55 BLACKWOOD RISE, MOE SOUTH, VIC 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$845,000


### Median sale price

Median price: \$795,000

Property type: House

Suburb: MOE SOUTH

Period: 01 April 2025 to 31 March 2026

Source: 

### 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

Address of comparable property	Price	Date of sale
200 RANCH RD, TANJIL SOUTH, VIC 3825	\$890,000	01/12/2025
189 MOE SOUTH RD, MOE SOUTH, VIC 3825	*\$860,000	22/04/2026
263 MIRBOO NORTH-TRAFALGAR RD, TRAFALGAR, VIC 3824	\$825,000	09/11/2025

This Statement of Information was prepared on:

24/04/2026