

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 VICTORIA STREET MOE VIC 3825

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

House

Suburb

Moe

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* 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

131 SERVICE ROAD SOUTH MOE VIC 3825	\$350,000	23-Sep-24
34 ALEXANDER AVENUE MOE VIC 3825	\$332,000	18-Feb-25
24 JOHN STREET MOE VIC 3825	\$300,000	08-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 August 2025


**131 SERVICE ROAD SOUTH MOë
VIC 3825**

Sold Price

\$350,000

Sold Date

23-Sep-24
 2

 1

 1

Distance

0.17km

**34 ALEXANDER AVENUE MOë VIC
3825**

Sold Price

\$332,000

Sold Date

18-Feb-25
 2

 1

 4

Distance

0.27km

24 JOHN STREET MOë VIC 3825

Sold Price

\$300,000

Sold Date

08-Sep-24
 2

 1

 2

Distance

0.32km
RS = Recent sale

UN = Undisclosed Sale

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