

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 or
locality and postcode

6211 Stawell – Avoca Road, Moonambel 3478

Indicative selling price

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

Single price

\$445,000.00

&

Median sale price

Median price

\$N/A

Property type

House

Suburb

Moonambel

Period - From

Nov 24

to

Oct 25

Source

Realestate.com

Comparable property sale:

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: 7/11/25