

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

895 Princes Highway, Mount Moriac Vic 3240

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,100,000

&

\$2,300,000

Median sale price*

Median price

Property Type

Suburb

Mount Moriac

Period - From

to

Source

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 eighteen 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
1	660 Reservoir Rd MOUNT MORIAC 3240	\$2,306,000	19/06/2025
2	595 Reservoir Rd MOUNT MORIAC 3240	\$1,850,000	05/11/2024
3			

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 eighteen months.

This Statement of Information was prepared on:

26/03/2026 09:20

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price
\$2,100,000 - \$2,300,000
No median price available



 3  1 

Property Type: Lifestyle
Land Size: 125453 sqm approx
Agent Comments

Comparable Properties



660 Reservoir Rd MOUNT MORIAC 3240 (REI/VG)

Agent Comments

 5  2  4

Price: \$2,306,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 172900 sqm approx

595 Reservoir Rd MOUNT MORIAC 3240 (VG)

Agent Comments

 4  -  -

Price: \$1,850,000
Method: Sale
Date: 05/11/2024
Property Type: Mixed Farming/Grazing (with structural improvements)
Land Size: 330504 sqm approx

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 eighteen months.

Account - Charles Stewart Geelong | P: 03 5226 6100 | F: 03 5226 111



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