

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



460 HENDY MAIN ROAD, MOUNT MORIAC,  4  2  4

### Indicative Selling Price

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

Price Range: **\$1,850,000 to \$1,925,000**

## MEDIAN SALE PRICE



MOUNT MORIAC, VIC, 3240

Suburb Median Sale Price (House)

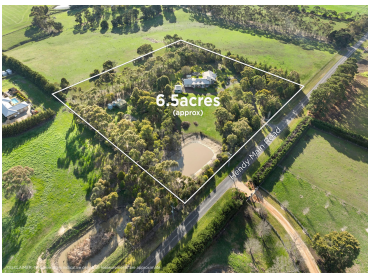
**\$1,720,500**

01 April 2025 to 31 March 2026

Provided by: 

## COMPARABLE PROPERTIES

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.



130 HENDY MAIN RD, GNARWARRE, VIC 3221  4  2  4

Sale Price

**\$1,690,000**

Sale Date: 09/07/2025

Distance from Property: 3.2km



505 CAPE OTWAY RD, MORIAC, VIC 3240  -  -  2

Sale Price

**\$1,665,000**

Sale Date: 21/06/2025

Distance from Property: 3.3km



This report has been compiled on 10/04/2026 by HF Richardson Property Pty Ltd. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://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: 460 HENDY MAIN ROAD, MOUNT MORIAC, VIC 3240

### Indicative selling price

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

Price Range: \$1,850,000 to \$1,925,000

### Median sale price

Median price: \$1,720,500 Property type: House Suburb: MOUNT MORIAC  
Period: 01 April 2025 to 31 March 2026 Source: pricfinder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
130 HENDY MAIN RD, GNARWARRE, VIC 3221	\$1,690,000	09/07/2025
505 CAPE OTWAY RD, MORIAC, VIC 3240	\$1,665,000	21/06/2025

This Statement of Information was prepared on: 10/04/2026