

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1236 STUMPY GULLY ROAD, Moorooduc, VIC 3933
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Indicative selling price

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

Price Range	\$6,000,000	&	\$6,600,000
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Median sale price

Median price	\$2,455,000	Property Type	House	Suburb	Moorooduc (3933)
Period - From	01/04/2026	to	30/06/2026	Source	REIV

Comparable property sales

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

This Statement of Information was prepared on:	26/08/2026
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