

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

8 MARGARET 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

\$150,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$229,000

Property type

Land

Suburb

Moe

Period-from

01 Jun 2025

to

31 May 2026

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

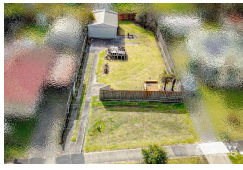
Date of sale

82 SERVICE ROAD NORTH MOE VIC 3825	\$170,000	24-Nov-25
14 JACARANDA CRESCENT MOE VIC 3825	\$160,000	27-Feb-25
14 MITCHELLS ROAD MOE VIC 3825	\$182,000	15-Apr-26

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: 02 June 2026


**82 SERVICE ROAD NORTH MOE
VIC 3825**
 -
  -
  -

Sold Price

\$170,000

 Sold Date **24-Nov-25**

 Distance **0.79km**

**14 JACARANDA CRESCENT MOE
VIC 3825**
 -
  -
  -

Sold Price

\$160,000

 Sold Date **27-Feb-25**

 Distance **1.27km**

**14 MITCHELLS ROAD MOE VIC
3825**
 -
  -
  -

Sold Price

^{RS} **\$182,000**

 Sold Date **15-Apr-26**

 Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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