

## 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 7 Mitchell Court, Moe Vic 3825  
Including suburb or locality and postcode

#### Indicative selling price

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

Range between \$360,000 & \$395,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$401,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Moe</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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
1	10 Victoria St MOE 3825	\$360,000	26/02/2025
2	51 Fowler St MOE 3825	\$375,000	12/02/2025
3	2 Halden Cr MOE 3825	\$355,000	30/10/2024

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:

20/01/2026 13:43

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**Property Type:**

Agent Comments

**Indicative Selling Price**

\$360,000 - \$395,000

**Median House Price**

December quarter 2025: \$401,500

## Comparable Properties

**10 Victoria St MOE 3825 (VG)**

Agent Comments

**Price:** \$360,000**Method:** Sale**Date:** 26/02/2025**Property Type:** House (Res)**Land Size:** 756 sqm approx**51 Fowler St MOE 3825 (REI/VG)**

Agent Comments

**Price:** \$375,000**Method:** Private Sale**Date:** 12/02/2025**Property Type:** House**Land Size:** 669 sqm approx**2 Halden Cr MOE 3825 (VG)**

Agent Comments

**Price:** \$355,000**Method:** Sale**Date:** 30/10/2024**Property Type:** House (Res)**Land Size:** 720 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690