

# 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

7 Mitchell Court, Moe Vic 3825

### Indicative selling price

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

Range between \$360,000

&

\$395,000

### Median sale price

Median price \$401,500

Property Type House

Suburb Moe

Period - From 01/10/2025

to

31/12/2025

Source REIV

### 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



**Property Type:**

Agent Comments

## 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