

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

10 AVOCA PLACE 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	\$620,000	&	\$650,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$380,000	Property type	House	Suburb	Moe
Period-from	01 Jan 2025	to	31 Dec 2025	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
15 AVOCA PLACE MOE VIC 3825	\$612,000	31-Jul-24
41 DISCOVERY BOULEVARD MOE VIC 3825	\$605,000	09-Oct-25

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: 13 January 2026



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15 AVOCA PLACE MOE VIC 3825

Sold Price

\$612,000

Sold Date

31-Jul-24

3

2

2

Distance

0km



41 DISCOVERY BOULEVARD MOE
VIC 3825

Sold Price

\$605,000

Sold Date

09-Oct-25

3

2

2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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