STATEMENT OF INFORMATION

33 ECHUCA ROAD, MOOROOPNA VIC 3629

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PRICE RANGE

$480,000 to $510,000

3	2	5
BEDS	BATHS	CARS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980
Prepared 25/05/2026

PROPERTY OFFERED FOR SALE

33 ECHUCA ROAD, MOOROOPNA VIC 3629

3	2	5
BEDS	BATHS	CARS

INDICATIVE SELLING PRICE

$480,000 to $510,000

Price Range consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

$455,000

MOOROOPNA / House
May 2025 - April 2026

COMPARABLE PROPERTIES

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.

A

18 MCFARLANE ROAD, MOOROOPNA VIC 3629

Sale Date: 23/04/2026

$515,000

3	1	5
BEDS	BATHS	CARS

B

20 EMMA STREET, MOOROOPNA VIC 3629

Sale Date: 26/03/2026

$525,000

4	2	2
BEDS	BATHS	CARS

C

97 EMMA STREET, MOOROOPNA VIC 3629

Sale Date: 5/05/2026

$530,000

4	1	2
BEDS	BATHS	CARS

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

Property offered for sale

Address **33 ECHUCA ROAD, MOOROOPNA VIC 3629**

Indicative selling price

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

Price Range: **$480,000 to $510,000**

Median sale price

Median price	**$455,000**	Property type	**House**	Suburb	**MOOROOPNA**
Period	**May 2025 - April 2026**		Source	**realestate.com.au**	

Comparable property sales

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
18 MCFARLANE ROAD, MOOROOPNA VIC 3629	$515,000	23/04/2026
20 EMMA STREET, MOOROOPNA VIC 3629	$525,000	26/03/2026
97 EMMA STREET, MOOROOPNA VIC 3629	$530,000	5/05/2026

This Statement of Information was prepared on: 25/05/2026