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

35 MOORE 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 \$500,000 & \$550,000	Single Price			\$500,000	&	\$550,000	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$370,000	Prope	erty type	y type House		Suburb	Moe
Period-from	01 Nov 2024	to	31 Oct 2	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
51 WESTERN AVENUE NEWBOROUGH VIC 3825	\$506,000	02-Sep-25
2 DISCOVERY BOULEVARD MOE VIC 3825	\$585,000	20-Jun-25
19 AMAROO WAY NEWBOROUGH VIC 3825	\$545,000	11-May-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: 26 November 2025





Ming Wang

P 0433568112

M 0433568112

E ming.wang@harcourts.com.au



51 WESTERN AVENUE **NEWBOROUGH VIC 3825**

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□ 1

Sold Price

RS \$506,000 Sold Date 02-Sep-25

Distance

3.25km



2 DISCOVERY BOULEVARD MOE VIC 3825

₽ 2

Sold Price

\$585,000 Sold Date 20-Jun-25

Distance

1.63km



19 AMAROO WAY NEWBOROUGH Sold Price VIC 3825

\$545,000 Sold Date **11-May-25**

四 4 ₽ 2 \$ 2 Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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