

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

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