

# 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

1090 Princes Highway, Mount Moriac VIC 3240

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,602,500

Property Type

House

Suburb

Mount Moriac

Period - From

27/01/2025

to

26/07/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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 eighteen months.

Address of comparable property	Price	Date of sale
4 Bluebell Close Moriac VIC	\$1,200,000	29/04/2025

This Statement of Information was prepared on:

28/07/2025