

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

3/49 SWEETWATER 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

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$265,000

Property type

Unit

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

1/5 SOMERVILLE COURT MOE VIC 3825	\$325,000	15-Jan-26
2/64 WATERLOO ROAD MOE VIC 3825	\$330,000	27-Oct-25
2/10 BANKSIA STREET NEWBOROUGH VIC 3825	\$320,000	01-Apr-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: 19 January 2026

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**1/5 SOMERVILLE COURT MOE VIC
3825**

 2  1  1

Sold Price

^{RS}

\$325,000

Sold Date

15-Jan-26

Distance

14.74km



**2/64 WATERLOO ROAD MOE VIC
3825**

 2  1  1

Sold Price

\$330,000

Sold Date

27-Oct-25

Distance

15.91km



**2/10 BANKSIA STREET
NEWBOROUGH VIC 3825**

 2  1  1

Sold Price

\$320,000

Sold Date

01-Apr-25

Distance

13.39km

RS = Recent sale

UN = Undisclosed Sale

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