

## 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

32 MORIARTY ROAD INVERLEIGH VIC 3321

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Inverleigh

Period-from

01 Mar 2025

to

28 Feb 2026

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

6 GREGORY DRIVE INVERLEIGH VIC 3321	\$1,700,000	11-Sep-25
19 CLEVELAND DRIVE INVERLEIGH VIC 3321	\$1,680,000	10-Mar-25
126A EAGLE COURT TEESDALE VIC 3328	\$1,605,000	15-Nov-24

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: 17 March 2026

**6 GREGORY DRIVE INVERLEIGH  
VIC 3321**

🛏️ 4 🚿 2 🚗 2

Sold Price **\$1,700,000** Sold Date **11-Sep-25**Distance **0.92km****19 CLEVELAND DRIVE INVERLEIGH  
VIC 3321**

🛏️ 4 🚿 3 🚗 6

Sold Price **\$1,680,000** Sold Date **10-Mar-25**Distance **2.18km****126A EAGLE COURT TEESDALE VIC  
3328**

🛏️ 5 🚿 3 🚗 8

Sold Price **\$1,605,000** Sold Date **15-Nov-24**Distance **8.8km**

RS = Recent sale      UN = Undisclosed Sale

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