

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

8 ANGUS WAY 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,500

Property type

House

Suburb

Moe

Period-from

01 Aug 2025

to

31 Jul 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

70 DISCOVERY BOULEVARD MOE VIC 3825	\$695,000	16-Jan-26
25 GRAMPIANS DRIVE MOE VIC 3825	\$650,000	01-Jun-26
9 FLORENCE AVENUE MOE VIC 3825	\$650,000	21-Mar-26

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 August 2026



70 DISCOVERY BOULEVARD MOE VIC 3825

Sold Price

\$695,000

Sold Date

16-Jan-26



4



2



2

Distance

0.45km



25 GRAMPIANS DRIVE MOE VIC 3825

Sold Price

\$650,000

Sold Date

01-Jun-26



4



2



2

Distance

0.71km



9 FLORENCE AVENUE MOE VIC 3825

Sold Price

Sold Date

21-Mar-26



4



2



2

Distance

0.6km



18 ST HELENA WAY MOE VIC 3825

Sold Price

\$679,000

Sold Date

26-Aug-25



4



2



2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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