

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
12 MOORHOUSE STREET METUNG VIC 3904

Indicative selling price

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

Single Price \$1,850,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$628,500 Property type House Suburb Metung
Period-from 01 Dec 2024 to 30 Nov 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 |
|---------------------------------|-------------|--------------|
| 17 DAVID ROAD METUNG VIC 3904 | \$1,650,000 | 27-Aug-24 |
| 23 RESERVE ROAD METUNG VIC 3904 | \$1,550,000 | 05-Nov-25 |
| 75 METUNG ROAD METUNG VIC 3904 | \$2,100,000 | 04-Jul-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: 18 December 2025

**17 DAVID ROAD METUNG VIC 3904** Sold Price **\$1,650,000** Sold Date **27-Aug-24**

3 3 6

Distance **1.36km****23 RESERVE ROAD METUNG VIC 3904** Sold Price **\$1,550,000** Sold Date **05-Nov-25**

4 2 1

Distance **1.37km****75 METUNG ROAD METUNG VIC 3904** Sold Price **\$2,100,000** Sold Date **04-Jul-24**

3 4 2

Distance **1.67km****6 BELLS TRACK NUNGURNER VIC 3909** Sold Price **\$1,340,000** Sold Date **22-Aug-25**

3 3 -

Distance **3.86km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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