

## 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

143 MOORE STREET ARARAT VIC 3377

### 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$383,775

Property type

House

Suburb

Ararat

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

9010 MORTLAKE-ARARAT ROAD ARARAT VIC 3377	\$495,000	22-Dec-25
38 PORT FAIRY ROAD ARARAT VIC 3377	\$500,000	10-Dec-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: 28 January 2026

**9010 MORTLAKE-ARARAT ROAD  
ARARAT VIC 3377**

3 1 1

Sold Price

RS

**\$495,000**

Sold Date

**22-Dec-25**

Distance

**3.07km****38 PORT FAIRY ROAD ARARAT  
VIC 3377**

3 1 2

Sold Price

RS

**\$500,000**

Sold Date

**10-Dec-25**

Distance

**2.35km**

RS = Recent sale

UN = Undisclosed Sale

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