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	27 Moran Street, Long Gully, Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$460,000

Median sale price

Median price	$521,250	Property type	*House*	Suburb	Long Gully

Period - From	01/05/2025	to	30/04/2026	Source: PropTrack

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 eighteen 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
5B Bray St, Long Gully, VIC 3550	$460,000	01/04/2025
Unit 3/17 Albion St, Kennington, VIC 3550	$415,000	15/12/2025
5A Bray Street, Long Gully, VIC 3550	$450,000	26/03/2025

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 eighteen months.~~

This Statement of Information was prepared on: 27/05/2026