

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

5 MORETTI COURT MARSHALL VIC 3216

Indicative selling price

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

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Marshall

Period-from

01 Jun 2025

to

31 May 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

36 WERNER AVENUE MARSHALL VIC 3216	\$700,000	26-Feb-26
8 SPERANZA COURT MARSHALL VIC 3216	\$680,000	12-Feb-26
13 MORETTI COURT MARSHALL VIC 3216	\$725,000	19-May-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: 11 June 2026



**36 WERNER AVENUE MARSHALL
VIC 3216**

3 2 2

Sold Price **\$700,000** Sold Date **26-Feb-26**

Distance **0.09km**



**8 SPERANZA COURT MARSHALL
VIC 3216**

4 2 2

Sold Price **\$680,000** Sold Date **12-Feb-26**

Distance **0.15km**



**13 MORETTI COURT MARSHALL
VIC 3216**

4 2 2

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **19-May-26**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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