Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 COMATA WAY SOUTH MORANG VIC 3752

Indicative selling price

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

Single Price	$1,020,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$791,000	Property type	House	Suburb	South Morang
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
12 JADE RISE SOUTH MORANG VIC 3752	$1,160,000	19-Jul-25
18 THE TERRACE SOUTH MORANG VIC 3752	$1,032,000	19-Jul-25
24 APPLEGUM DRIVE SOUTH MORANG VIC 3752	$1,062,000	31-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 October 2025

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12 JADE RISE SOUTH MORANG VIC 3752

4 2 2

Sold Price **$1,160,000** Sold Date **19-Jul-25**

Distance **0.98km**



18 THE TERRACE SOUTH MORANG VIC 3752

4 2 2

Sold Price **$1,032,000** Sold Date **19-Jul-25**

Distance **1.6km**



24 APPLEGUM DRIVE SOUTH MORANG VIC 3752

4 2 2

Sold Price **$1,062,000** Sold Date **31-May-25**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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