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	31 AXA 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~~		or range between	$650,000	&	$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$509,000	Property type	Unit	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
137 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	$700,000	02-Sep-25
286 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	$704,000	26-Jul-25
10 MALLARD MEWS SOUTH MORANG VIC 3752	$671,000	02-Jun-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: 15 October 2025

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137 THE LAKES BOULEVARD SOUTH MORANG VIC 3752

4 2 2

Sold Price **$700,000** Sold Date **02-Sep-25**

Distance **0.35km**



286 THE LAKES BOULEVARD SOUTH MORANG VIC 3752

4 2 2

Sold Price **$704,000** Sold Date **26-Jul-25**

Distance **1.26km**



10 MALLARD MEWS SOUTH MORANG VIC 3752

3 2 2

Sold Price **$671,000** Sold Date **02-Jun-25**

Distance **1.6km**

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

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