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	21 CONELLY 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	$745,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	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
32 ST LEONARD DRIVE SOUTH MORANG VIC 3752	$805,000	21-Jun-25
7 GROUNDBERRY STREET SOUTH MORANG VIC 3752	$792,500	09-Jul-25
44 DONNELLY CIRCUIT SOUTH MORANG VIC 3752	$766,000	07-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: 01 October 2025

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32 ST LEONARD DRIVE SOUTH MORANG VIC 3752

3 2 2

Sold Price **$805,000** Sold Date **21-Jun-25**

Distance **0.5km**



7 GROUNDBERRY STREET SOUTH MORANG VIC 3752

3 2 2

Sold Price **$792,500** Sold Date **09-Jul-25**

Distance **1km**



44 DONNELLY CIRCUIT SOUTH MORANG VIC 3752

3 2 2

Sold Price **$766,000** Sold Date **07-Jun-25**

Distance **0.41km**

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

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