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	13 FERNGULLY CRESCENT 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	$875,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$791,000	Property type	House	Suburb	South Morang
Period-from	01 Nov 2024	to	31 Oct 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
5 SONGBIRD CRESCENT SOUTH MORANG VIC 3752	$940,000	30-Oct-25
16 PENOLA DRIVE SOUTH MORANG VIC 3752	$910,000	25-Oct-25
34 LAMOUR AVENUE SOUTH MORANG VIC 3752	$930,000	26-Sep-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: 03 November 2025

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5 SONGBIRD CRESCENT SOUTH MORANG VIC 3752

4 2 2

Sold Price RS $940,000 Sold Date 30-Oct-25

Distance 1.17km



16 PENOLA DRIVE SOUTH MORANG VIC 3752

4 2 2

Sold Price RS $910,000 Sold Date 25-Oct-25

Distance 1.18km



34 LAMOUR AVENUE SOUTH MORANG VIC 3752

4 2 2

Sold Price RS $930,000 Sold Date 26-Sep-25

Distance 1.39km

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

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