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	19 FEATHERPARK TERRACE 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	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$797,500	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
43 LEWINS RAIL AVENUE SOUTH MORANG VIC 3752	$950,000	25-Oct-25
16 PENOLA DRIVE SOUTH MORANG VIC 3752	$910,000	25-Oct-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.~~

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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 0.48km



43 LEWINS RAIL AVENUE SOUTH MORANG VIC 3752

4 2 2

Sold Price RS $950,000 Sold Date 25-Oct-25

Distance 1.09km



16 PENOLA DRIVE SOUTH MORANG VIC 3752

4 2 2

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

Distance 1.21km

RS = Recent sale UN = Undisclosed Sale

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