

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

2 THE POINT 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	\$600,000	&	\$650,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$525,000	Property type	Unit	Suburb	South Morang
Period-from	01 Jan 2025	to	31 Dec 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
1/28 BUICK CRESCENT MILL PARK VIC 3082	\$605,000	30-Oct-25
11 DECORE DRIVE SOUTH MORANG VIC 3752	\$650,000	28-Oct-25
17A METHVEN AVENUE SOUTH MORANG VIC 3752	\$604,000	13-Nov-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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1/28 BUICK CRESCENT MILL PARK Sold Price
VIC 3082

3 1 1

\$605,000 Sold Date **30-Oct-25**

Distance **1.92km**



11 DECORE DRIVE SOUTH MORANG Sold Price
VIC 3752

3 1 2

\$650,000 Sold Date **28-Oct-25**

Distance **0.6km**



**17A METHVEN AVENUE SOUTH
MORANG VIC 3752**

2 1 1

Sold Price

\$604,000 Sold Date **13-Nov-25**

Distance **1.87km**

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

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