

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 HIGHVIEW DRIVE 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

South Morang

Period-from

01 Mar 2025

to

28 Feb 2026

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

7 BLUESTONE COURT SOUTH MORANG VIC 3752	\$809,000	28-Feb-26
12 DOVE TERRACE SOUTH MORANG VIC 3752	\$760,000	10-Oct-25
20 FITZGERALD DRIVE SOUTH MORANG VIC 3752	\$810,000	25-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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**7 BLUESTONE COURT SOUTH
MORANG VIC 3752**

 4  2  3

Sold Price ^{RS} **\$809,000** ^{UN} Sold Date **28-Feb-26**

Distance **0.23km**



**12 DOVE TERRACE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price **\$760,000** Sold Date **10-Oct-25**

Distance **1.59km**



**20 FITZGERALD DRIVE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price **\$810,000** Sold Date **25-Nov-25**

Distance **1.81km**

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

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