

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

4/191 GORDONS ROAD 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,000

Property type

Unit

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

6/200 GORDONS ROAD SOUTH MORANG VIC 3752	\$615,000	22-Dec-25
1/160 GORDONS ROAD SOUTH MORANG VIC 3752	\$635,000	23-Jan-26
12/883 PLENTY ROAD SOUTH MORANG VIC 3752	\$620,000	03-Dec-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: 19 March 2026

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**6/200 GORDONS ROAD SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price **\$615,000** Sold Date **22-Dec-25**

Distance **0.09km**



**1/160 GORDONS ROAD SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price **\$635,000** Sold Date **23-Jan-26**

Distance **0.35km**



**12/883 PLENTY ROAD SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price **\$620,000** Sold Date **03-Dec-25**

Distance **1.48km**

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

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