

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

12 POPPY 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

\$899,000

or range
between

&

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

9 BRONZE WING STREET SOUTH MORANG VIC 3752	\$900,000	19-Dec-25
6 SIAN COURT SOUTH MORANG VIC 3752	\$878,000	13-Mar-26
6 FLYING FOX TERRACE SOUTH MORANG VIC 3752	\$888,000	28-Feb-26

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: 21 March 2026

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9 BRONZE WING STREET SOUTH MORANG VIC 3752

 3  2  2

Sold Price

\$900,000

Sold Date

19-Dec-25

Distance

0.35km



6 SIAN COURT SOUTH MORANG VIC 3752

 3  2  2

Sold Price

^{RS} **\$878,000**

Sold Date

13-Mar-26

Distance

1.76km



6 FLYING FOX TERRACE SOUTH MORANG VIC 3752

 3  2  2

Sold Price

^{RS} **\$888,000**

Sold Date

28-Feb-26

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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