

## 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

3 SASHA PLACE SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$820,000

### 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

3 CAMDEN CLOSE SOUTH MORANG VIC 3752	\$813,000	22-Nov-25
20 FITZGERALD DRIVE SOUTH MORANG VIC 3752	\$810,000	25-Nov-25
11 YANTARA WALK SOUTH MORANG VIC 3752	\$795,500	19-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.~~

This Statement of Information was prepared on: 31 March 2026

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**3 CAMDEN CLOSE SOUTH  
MORANG VIC 3752**

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Sold Price **\$813,000** Sold Date **22-Nov-25**Distance **1.55km****20 FITZGERALD DRIVE SOUTH  
MORANG VIC 3752**

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Sold Price **\$810,000** Sold Date **25-Nov-25**Distance **1km****11 YANTARA WALK SOUTH  
MORANG VIC 3752**

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Sold Price **\$795,500** Sold Date **19-Nov-25**Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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