

## 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

16 JEZWING AVENUE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

South Morang

Period-from

01 Apr 2025

to

31 Mar 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 FRESHWATER WAY SOUTH MORANG VIC 3752	\$745,000	01-Nov-25
10 ELLENDALE WAY SOUTH MORANG VIC 3752	\$746,500	28-Feb-26
113 VINCENT DRIVE SOUTH MORANG VIC 3752	\$747,000	17-Mar-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: 09 April 2026



**9 FRESHWATER WAY SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price **\$745,000** Sold Date **01-Nov-25**

Distance **0.87km**



**10 ELLENDALE WAY SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price <sup>RS</sup> **\$746,500** Sold Date **28-Feb-26**

Distance **1.07km**



**113 VINCENT DRIVE SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price <sup>RS</sup> **\$747,000** Sold Date **17-Mar-26**

Distance **0.34km**

RS = Recent sale      UN = Undisclosed Sale

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