

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$849,888

or range  
between

&

### 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

6 FLYING FOX TERRACE SOUTH MORANG VIC 3752	\$888,000	28-Feb-26
18 COMATA WAY SOUTH MORANG VIC 3752	\$870,000	24-Mar-26
22 TUROSS CRESCENT SOUTH MORANG VIC 3752	\$883,000	31-Jan-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: 12 April 2026

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**6 FLYING FOX TERRACE SOUTH MORANG VIC 3752**

 3  2  2

Sold Price

<sup>RS</sup> **\$888,000**

Sold Date **28-Feb-26**

Distance **0.97km**



**18 COMATA WAY SOUTH MORANG VIC 3752**

 4  2  2

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date **24-Mar-26**

Distance **1.89km**



**22 TUROSS CRESCENT SOUTH MORANG VIC 3752**

 4  2  2

Sold Price

**\$883,000**

Sold Date **31-Jan-26**

Distance **1km**

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

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