

## 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

1 WATTLETREE WALK 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

\$780,000

&

\$830,000

### 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

33 ALLAN AVENUE SOUTH MORANG VIC 3752	\$820,000	31-Jan-26
11 JACKSON STREET SOUTH MORANG VIC 3752	\$805,000	20-Dec-25
1 BLUESTONE COURT SOUTH MORANG VIC 3752	\$810,000	19-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: 29 April 2026

Ashlee Jade

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E [ajade@barryplant.com.au](mailto:ajade@barryplant.com.au)**33 ALLAN AVENUE SOUTH  
MORANG VIC 3752**

3 2 2

Sold Price **\$820,000** Sold Date **31-Jan-26**Distance **1.12km****11 JACKSON STREET SOUTH  
MORANG VIC 3752**

3 2 2

Sold Price **\$805,000** Sold Date **20-Dec-25**Distance **1.19km****1 BLUESTONE COURT SOUTH  
MORANG VIC 3752**

4 2 2

Sold Price **\$810,000** Sold Date **19-Dec-25**Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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