

## 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

26 KELVIN GROVE 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

\$850,000

&

\$899,000

### 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

4 PENOLA DRIVE SOUTH MORANG VIC 3752	\$890,000	11-Apr-26
22 TUROSS CRESCENT SOUTH MORANG VIC 3752	\$883,000	31-Jan-26
7 AUBURN ROAD SOUTH MORANG VIC 3752	\$869,000	14-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: 30 April 2026



**4 PENOLA DRIVE SOUTH MORANG VIC 3752** Sold Price <sup>RS</sup> **\$890,000** Sold Date **11-Apr-26**  
**4** **2** **2** Distance **1.27km**



**22 TUROSS CRESCENT SOUTH MORANG VIC 3752** Sold Price **\$883,000** Sold Date **31-Jan-26**  
**4** **2** **2** Distance **1.51km**



**7 AUBURN ROAD SOUTH MORANG VIC 3752** Sold Price <sup>RS</sup> **\$869,000** Sold Date **14-Mar-26**  
**4** **2** **2** Distance **1.85km**

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

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