

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 CHAMONIX PARADE SOUTH MORANG VIC 3752

Indicative selling price

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

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

House

Suburb

South Morang

Period-from

01 May 2025

to

30 Apr 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

11 WESTHORPE CRESCENT MERNDA VIC 3754	\$730,000	16-May-26
11 GLORY STREET SOUTH MORANG VIC 3752	\$670,000	02-May-26
7 UCCELLO WAY MERNDA VIC 3754	\$720,000	21-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: 26 May 2026

Jay Moxon

P 03 9111 1707

M 0431 447 369

E jmoxon@barryplant.com.au



**11 WESTHORPE CRESCENT
MERNDA VIC 3754**

 3  2  2

Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **16-May-26**

Distance **0.64km**



**11 GLORY STREET SOUTH MORANG
VIC 3752**

 3  2  1

Sold Price ^{RS} **\$670,000** Sold Date **02-May-26**

Distance **1.76km**



**7 UCCELLO WAY MERNDA VIC
3754**

 3  2  1

Sold Price **\$720,000** Sold Date **21-Mar-26**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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