

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

70 THOMAS STREET 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

\$600,000

&

\$660,000

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

28 KINGFISHER PLACE SOUTH MORANG VIC 3752	\$645,000	07-Nov-25
2A STILLMAN DRIVE MILL PARK VIC 3082	\$658,000	25-Jan-25
54 JOHN RYAN DRIVE SOUTH MORANG VIC 3752	\$670,000	25-Sep-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.~~

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**28 KINGFISHER PLACE SOUTH
MORANG VIC 3752**

 3  1  2

Sold Price **\$645,000** Sold Date **07-Nov-25**

Distance **0.66km**



**2A STILLMAN DRIVE MILL PARK
VIC 3082**

 3  1  2

Sold Price **\$658,000** Sold Date **25-Jan-25**

Distance **1.62km**



**54 JOHN RYAN DRIVE SOUTH
MORANG VIC 3752**

 3  1  1

Sold Price **\$670,000** Sold Date **25-Sep-25**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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