

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

7 FITZGERALD DRIVE 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

House

Suburb

South Morang

Period-from

01 Jun 2025

to

31 May 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

22 MIRRABUCCA PROMENADE SOUTH MORANG VIC 3752	\$742,000	18-Apr-26
10 ELLENDALE WAY SOUTH MORANG VIC 3752	\$746,500	28-Feb-26
113 VINCENT DRIVE SOUTH MORANG VIC 3752	\$747,000	12-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: 02 June 2026

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**22 MIRRABUCCA PROMENADE
SOUTH MORANG VIC 3752**

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Sold Price

RS

\$742,000

Sold Date

18-Apr-26

Distance

0.7km**10 ELLENDALE WAY SOUTH
MORANG VIC 3752**

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Sold Price

\$746,500

Sold Date

28-Feb-26

Distance

0.85km**113 VINCENT DRIVE SOUTH
MORANG VIC 3752**

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Sold Price

\$747,000

Sold Date

12-Mar-26

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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