

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

6 MADDEN 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,500

Property type

Unit

Suburb

South Morang

Period-from

01 Jul 2025

to

30 Jun 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

1/4 CAPRI CLOSE SOUTH MORANG VIC 3752	\$662,000	11-Apr-26
11 GLORY STREET SOUTH MORANG VIC 3752	\$670,000	02-May-26
6 KERFORD COURT SOUTH MORANG VIC 3752	\$660,000	11-Apr-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.~~

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1/4 CAPRI CLOSE SOUTH MORANG VIC 3752 Sold Price **\$662,000** Sold Date **11-Apr-26**
Distance **1.2km**

 3  2  1



11 GLORY STREET SOUTH MORANG VIC 3752 Sold Price ^{RS} **\$670,000** Sold Date **02-May-26**
Distance **0.87km**

 3  2  -



6 KERFORD COURT SOUTH MORANG VIC 3752 Sold Price **\$660,000** Sold Date **11-Apr-26**
Distance **0.39km**

 3  2  1

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

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