

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

2 CABARITA CRESCENT 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$829,000

Property type

House

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

8 KUMARA CIRCUIT SOUTH MORANG VIC 3752	\$780,000	23-May-26
7 FITZGERALD DRIVE SOUTH MORANG VIC 3752	\$770,000	20-Jul-26
4 TREEVIEW DRIVE SOUTH MORANG VIC 3752	\$765,000	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: 21 July 2026

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**8 KUMARA CIRCUIT SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

^{RS}

\$780,000

Sold Date

23-May-26

Distance

0.54km



**7 FITZGERALD DRIVE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

^{RS}

\$770,000

Sold Date

20-Jul-26

Distance

0.44km



**4 TREEVIEW DRIVE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

\$765,000

Sold Date

21-Mar-26

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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