

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 MORAN PLACE NORLANE VIC 3214

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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Norlane

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5 KENTUCKY AVENUE NORLANE VIC 3214	\$620,000	30-Jan-26
5 OLYMPIC AVENUE NORLANE VIC 3214	\$630,000	14-Dec-25
25 SHANNAHAN DRIVE BELL PARK VIC 3215	\$680,000	11-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 August 2026

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5 KENTUCKY AVENUE NORLANE VIC 3214

Sold Price

\$620,000

Sold Date

30-Jan-26

 3

 1

 1

Distance

0.16km



5 OLYMPIC AVENUE NORLANE VIC 3214

Sold Price

\$630,000

Sold Date

14-Dec-25

 3

 1

 2

Distance

0.37km



25 SHANNAHAN DRIVE BELL PARK VIC 3215

Sold Price

\$680,000

Sold Date

11-Jun-25

 3

 1

 2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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