

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

26 POPPY 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

\$890,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

South Morang

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 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

19 LE PAGE RUN SOUTH MORANG VIC 3752	\$940,000	02-May-26
8 BLACK FALCON STREET SOUTH MORANG VIC 3752	\$935,000	29-Aug-26
18 SERENDIP AVENUE SOUTH MORANG VIC 3752	\$920,000	05-Jul-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: 31 August 2026

Tony Ong

P 0432333937

M 0432333937

E tony.ong@barryplant.com.au

19 LE PAGE RUN SOUTH MORANG VIC 3752	Sold Price	\$940,000	Sold Date	02-May-26
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 4	 2	 2
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Distance	0.91km
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8 BLACK FALCON STREET SOUTH MORANG VIC 3752	Sold Price	^{RS} \$935,000	Sold Date	29-Aug-26
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 4	 2	 2
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Distance	0.57km
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18 SERENDIP AVENUE SOUTH MORANG VIC 3752	Sold Price	\$920,000	Sold Date	05-Jul-26
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 4	 2	 2
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Distance	1.47km
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RS = Recent sale**UN** = Undisclosed Sale

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