

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

\$559,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Norlane

Period-from

01 Sep 2025

to

31 Aug 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

26 PEACOCK AVENUE NORLANE VIC 3214	\$646,000	26-Aug-26
14 DAREBIN STREET NORLANE VIC 3214	\$660,000	18-Apr-26
9 STONEHAVEN ROAD NORLANE VIC 3214	\$660,000	30-Jul-26

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: 09 September 2026


26 PEACOCK AVENUE NORLANE VIC 3214

Sold Price

^{RS}
\$646,000

Sold Date

26-Aug-26
 3  1  1

Distance

0.64km

14 DAREBIN STREET NORLANE VIC 3214

Sold Price

\$660,000

Sold Date

18-Apr-26
 3  1  2

Distance

0.67km

9 STONEHAVEN ROAD NORLANE VIC 3214

Sold Price

Sold Date

30-Jul-26
 3  1  1

Distance

0.78km

9 DARVELL COURT NORLANE VIC 3214

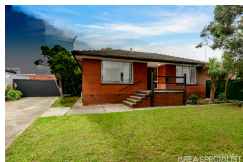
Sold Price

\$635,000

Sold Date

14-Jul-26
 3  1  2

Distance

0.86km

12 WATERFORD AVENUE NORLANE VIC 3214

Sold Price

\$605,000

Sold Date

07-Jul-26
 3  1  2

Distance

0.95km

5 COLEMAN COURT NORLANE VIC 3214

Sold Price

\$656,000

Sold Date

21-Apr-26
 3  1  1

Distance

1.06km
RS = Recent sale

UN = Undisclosed Sale

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52 DONNYBROOK ROAD NORLANE VIC 3214

 3
  1
  1

Sold Price **\$580,000** Sold Date **24-Apr-26**

Distance **1.09km**



5 MICHELL CLOSE NORLANE VIC 3214

 3
  1
  2

Sold Price ^{RS} **\$610,000** Sold Date **14-Jul-26**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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