

## 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

140 STAGECOACH BOULEVARD SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

South Morang

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 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 70 THOMAS STREET SOUTH MORANG VIC 3752 | \$708,000 | 20-Jun-26 |
| 6 SERENITY WAY SOUTH MORANG VIC 3752   | \$710,000 | 10-Apr-26 |
| 6 MADDEN DRIVE SOUTH MORANG VIC 3752   | \$716,500 | 07-Aug-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: 15 September 2026

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**70 THOMAS STREET SOUTH  
MORANG VIC 3752**

 3  1  2

Sold Price **\$708,000** Sold Date **20-Jun-26**

Distance **0.5km**



**6 SERENITY WAY SOUTH MORANG  
VIC 3752**

 3  2  2

Sold Price **\$710,000** Sold Date **10-Apr-26**

Distance **0.17km**



**6 MADDEN DRIVE SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price <sup>RS</sup> **\$716,500** Sold Date **07-Aug-26**

Distance **1.95km**

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

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