

# 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 25 Yellowstone Street, 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)

Range between \$495,000 & \$544,500

### Median sale price

Median price \$592,500 Property Type Townhouse Suburb South Morang

Period - From 26/06/2025 to 25/06/2026 Source Property Data

### 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 six 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
1	50 Everlasting Blvd SOUTH MORANG 3752	\$535,000	07/05/2026
2	5/788 Plenty Rd SOUTH MORANG 3752	\$510,000	01/05/2026
3	6 Gorman Dr MILL PARK 3082	\$555,000	07/02/2026

**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 six months.~~

This Statement of Information was prepared on: 26/06/2026 16:05



 2    2    1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$495,000 - \$544,500

**Median Townhouse Price**

26/06/2025 - 25/06/2026: \$592,500

## Comparable Properties



**50 Everlasting Blvd SOUTH MORANG 3752 (REI)**

Agent Comments

 2    2    1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 07/05/2026

**Property Type:** Townhouse (Single)

**Land Size:** 75 sqm approx



**5/788 Plenty Rd SOUTH MORANG 3752 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 01/05/2026

**Property Type:** Townhouse (Single)



**6 Gorman Dr MILL PARK 3082 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$555,000

**Method:** Private Sale

**Date:** 07/02/2026

**Property Type:** Townhouse (Single)

Account - Barry Plant | P: 03 9874 3355