

## 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

10A FRESHWATER WAY SOUTH MORANG VIC 3752

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$768,500

Property type

House

Suburb

South Morang

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

9 DELIZA WALK SOUTH MORANG VIC 3752	\$623,000	30-Jun-25
13 VAUTIER PLACE SOUTH MORANG VIC 3752	\$612,500	15-Apr-25

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.

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**9 DELIZA WALK SOUTH MORANG  
VIC 3752**

3 2 2

Sold Price

<sup>RS</sup>

**\$623,000**

Sold Date

**30-Jun-25**

Distance

**0.2km**



**13 VAUTIER PLACE SOUTH  
MORANG VIC 3752**

3 2 2

Sold Price

**\$612,500**

Sold Date

**15-Apr-25**

Distance

**1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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