

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

11/74 THOMAS STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,250

Property type

Unit

Suburb

South Morang

Period-from

01 Jul 2024

to

30 Jun 2025

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

16/74 THOMAS STREET SOUTH MORANG VIC 3752	\$500,000	18-Mar-25
5/2 LEONIE CLOSE SOUTH MORANG VIC 3752	\$495,000	20-Feb-25
10/958 PLENTY ROAD SOUTH MORANG VIC 3752	\$468,000	17-Jul-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.~~

This Statement of Information was prepared on: 23 July 2025

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**16/74 THOMAS STREET SOUTH
MORANG VIC 3752**

 2  1  2

Sold Price **\$500,000** Sold Date **18-Mar-25**

Distance **0km**



**5/2 LEONIE CLOSE SOUTH
MORANG VIC 3752**

 2  1  1

Sold Price **\$495,000** Sold Date **20-Feb-25**

Distance **0.47km**



**10/958 PLENTY ROAD SOUTH
MORANG VIC 3752**

 2  2  1

Sold Price ^{RS} **\$468,000** Sold Date **17-Jul-25**

Distance **1.26km**

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

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