

# 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

13 Cockatoo Close, 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)

Single price

\$619,950

### Median sale price

Median price

\$531,625

Property Type

Unit

Suburb

South Morang

Period - From

28/05/2025

to

27/11/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Spinebill Close, South Morang	\$630,000	04/06/2025
25 Gagan Crescent South Morang VIC	\$610,000	15/09/2025
4/194 Gordons Road South Morang VIC	\$600,000	18/10/2025

This Statement of Information was prepared on:

28/11/2025