

# Statement of Information

## Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

139 HAWKSTOWE PARADE SOUTH MORANG VIC 3752

### Indicative selling price

Forthemeaningof thisprice see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Deletehouseorunit as applicable)

Median Price

\$785,000

Property type

House

Suburb

South Morang

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

A\* These arethe threepropertyessoldwithintwokilometresof theproperty 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

30 HAWKSTOWE PARADE SOUTH MORANG VIC 3752	\$1,015,000	28-May-25
45 PANTON GAP DRIVE SOUTH MORANG VIC 3752	\$1,042,000	24-May-25
7 GLEDWOOD AVENUE SOUTH MORANG VIC 3752	\$1,000,000	26-Mar-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: 20 August 2025



30 HAWKSTOWE PARADE SOUTH Sold Price \$1,015,000 Sold Date 28-May-25  
MORANG VIC 3752

 4  2  2

Distance 0.59km



45 PANTON GAP DRIVE SOUTH Sold Price \$1,042,000 Sold Date 24-May-25  
MORANG VIC 3752

 4  2  2

Distance 0.79km



7 GLEDSDOOD AVENUE SOUTH Sold Price \$1,000,000 Sold Date 26-Mar-25  
MORANG VIC 3752

 4  2  2

Distance 0.45km

RS= Recent sale

UN= Undisclosed Sale

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