

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

2 HIGHVIEW DRIVE 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

\$849,888

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

South Morang

Period-from

01 Apr 2025

to

31 Mar 2026

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

6 FLYING FOX TERRACE SOUTH MORANG VIC 3752	\$888,000	28-Feb-26
18 COMATA WAY SOUTH MORANG VIC 3752	\$870,000	24-Mar-26
22 TUROSS CRESCENT SOUTH MORANG VIC 3752	\$883,000	31-Jan-26

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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6 FLYING FOX TERRACE SOUTH MORANG VIC 3752

 3  2  2

Sold Price

^{RS}

\$888,000

Sold Date

28-Feb-26

Distance

0.97km



18 COMATA WAY SOUTH MORANG VIC 3752

 4  2  2

Sold Price

^{RS}

\$870,000

Sold Date

24-Mar-26

Distance

1.89km



22 TUROSS CRESCENT SOUTH MORANG VIC 3752

 4  2  2

Sold Price

\$883,000

Sold Date

31-Jan-26

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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