

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 YELLOWSTONE 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

\$470,000

&

\$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

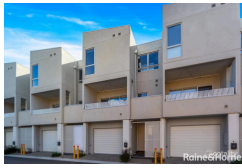
Date of sale

49 CAMEO CRESCENT SOUTH MORANG VIC 3752	\$480,000	17-Apr-25
3/188 GORDONS ROAD SOUTH MORANG VIC 3752	\$475,000	26-May-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: 25 July 2025



**49 CAMEO CRESCENT SOUTH
MORANG VIC 3752**

 2  2  1

Sold Price **\$480,000** Sold Date **17-Apr-25**

Distance **0km**



**3/188 GORDONS ROAD SOUTH
MORANG VIC 3752**

 2  2  1

Sold Price **\$475,000** Sold Date **26-May-25**

Distance **1.54km**

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

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