

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

2D COLERIDGE WAY 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

South Morang

Period-from

01 Sep 2024

to

31 Aug 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

5/4 VANGELICA WAY SOUTH MORANG VIC 3752	\$460,000	23-Apr-24
5/3 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$470,000	05-Jul-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: 17 September 2025

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**5/4 VANGELICA WAY SOUTH
MORANG VIC 3752**

 2  2  1

Sold Price **\$460,000** Sold Date **23-Apr-24**

Distance **0.31km**



**5/3 OLD PLENTY ROAD SOUTH
MORANG VIC 3752**

 2  1  1

Sold Price **\$470,000** Sold Date **05-Jul-25**

Distance **1.31km**



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

 2  2  1

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

Distance **0.31km**

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

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