

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

3 COMATA 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

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

9 MASKED OWL ROAD SOUTH MORANG VIC 3752	\$948,000	03-May-25
4 ST ELMO PLACE SOUTH MORANG VIC 3752	\$922,000	24-May-25
10 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$900,000	02-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: 11 September 2025

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**9 MASKED OWL ROAD SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price **\$948,000** Sold Date **03-May-25**

Distance **1.31km**



**4 ST ELMO PLACE SOUTH
MORANG VIC 3752**

 4  2  3

Sold Price **\$922,000** Sold Date **24-May-25**

Distance **1.01km**



**10 OLD PLENTY ROAD SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price **\$900,000** Sold Date **02-May-25**

Distance **1.8km**

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

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