

## 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 ILYUKA WAY SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 MERCURY CIRCUIT SOUTH MORANG VIC 3752	\$1,220,000	10-Nov-24
30 SKYLINE DRIVE SOUTH MORANG VIC 3752	\$1,210,000	17-Jan-25
19 FUSCHIA GROVE SOUTH MORANG VIC 3752	\$1,338,000	07-Dec-24

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 MERCURY CIRCUIT SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price **\$1,220,000** Sold Date **10-Nov-24**

Distance **0.65km**



**30 SKYLINE DRIVE SOUTH  
MORANG VIC 3752**

 4  3  2

Sold Price **\$1,210,000** Sold Date **17-Jan-25**

Distance **0.68km**



**19 FUSCHIA GROVE SOUTH  
MORANG VIC 3752**

 3  2  3

Sold Price **\$1,338,000** Sold Date **07-Dec-24**

Distance **1.82km**

RS = Recent sale      UN = Undisclosed Sale

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