

## 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

33 LEWINS RAIL AVENUE 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

\$1,300,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$817,000

Property type

House

Suburb

South Morang

Period-from

01 Feb 2025

to

31 Jan 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

265 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$1,340,000	09-Aug-25
13 IMPERIAL TERRACE SOUTH MORANG VIC 3752	\$1,331,000	02-Oct-25
4 BIRDSEYE PARADE SOUTH MORANG VIC 3752	\$1,479,000	26-Dec-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: 04 February 2026


**265 THE LAKES BOULEVARD  
SOUTH MORANG VIC 3752**
 5   
  3   
  2

 Sold Price    **\$1,340,000**    Sold Date    **09-Aug-25**

 Distance    **0.48km**

**13 IMPERIAL TERRACE SOUTH  
MORANG VIC 3752**
 4   
  2   
  2

 Sold Price    <sup>RS</sup> **\$1,331,000**    Sold Date    **02-Oct-25**

 Distance    **1.92km**

**4 BIRDSEYE PARADE SOUTH  
MORANG VIC 3752**
 4   
  3   
  2

 Sold Price    <sup>RS</sup> **\$1,479,000**    Sold Date    **26-Dec-25**

 Distance    **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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