

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

4/190 GORDONS ROAD 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,250

Property type

Unit

Suburb

South Morang

Period-from

01 Nov 2024

to

31 Oct 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

1/4 VANGELICA WAY SOUTH MORANG VIC 3752	\$507,000	28-Oct-25
3/188 GORDONS ROAD SOUTH MORANG VIC 3752	\$475,000	26-May-25
4/27 KUMARA CIRCUIT SOUTH MORANG VIC 3752	\$525,000	30-Aug-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: 12 November 2025


**1/4 VANGELICA WAY SOUTH
MORANG VIC 3752**

 2
  2
  1

Sold Price

^{RS}
\$507,000

Sold Date

28-Oct-25

Distance

0km

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

 2
  2
  1

Sold Price

\$475,000

Sold Date

26-May-25

Distance

0km

**4/27 KUMARA CIRCUIT SOUTH
MORANG VIC 3752**

 2
  2
  1

Sold Price

\$525,000

Sold Date

30-Aug-25

Distance

0.31km
RS = Recent sale

UN = Undisclosed Sale

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