

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

46 LANATA STREET 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,000

Property type

House

Suburb

South Morang

Period-from

01 Oct 2024

to

30 Sep 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

8 WITCHAZEL DRIVE SOUTH MORANG VIC 3752	\$792,000	19-Jul-25
11 AVION RISE SOUTH MORANG VIC 3752	\$807,000	26-Jul-25
15 JEZWING AVENUE SOUTH MORANG VIC 3752	\$795,000	11-Sep-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: 16 October 2025

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* REGISTER TO INSPECT * Be sure to register your interest for the properties. By registering your interest you will be notified of any changes to the property details and you will be able to inspect the property. Register now Be sure to register your interest for the properties. By registering your interest you will be notified of any changes to the property details and you will be able to inspect the property. Register now	8 WITCHAZEL DRIVE SOUTH MORANG VIC 3752  4  2  2	Sold Price	\$792,000	Sold Date	19-Jul-25	Distance	0.82km
	11 AVION RISE SOUTH MORANG VIC 3752  4  2  2	Sold Price	^{RS} \$807,000	Sold Date	26-Jul-25	Distance	1.45km
	15 JEZWING AVENUE SOUTH MORANG VIC 3752  4  2  2	Sold Price	\$795,000	Sold Date	11-Sep-25	Distance	1.01km

RS = Recent sale UN = Undisclosed Sale

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