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	6/200 Gordons Road, South Morang VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$630,000

Median sale price

Median price	\$531,625	Pro	perty Type O	ther		Suburb	South Morang
Period - From	25/05/2025	to	24/11/2025	So	urce	price_fir	nder

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
25 Gagan Crescent South Morang VIC	\$610,000	15/09/2025
4/194 Gordons Road South Morang VIC	\$600,000	18/10/2025
4/31 Old Plenty Road South Morang VIC	\$601,000	20/09/2025

This Statement of Information was prepared on:	25/11/2025

