

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

7 GRATTAN Street, South Morang Vic 3752

Indicative selling price

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

Range between

\$680,000

&

\$740,000

Median sale price

Median price

\$808,000

Property Type

House

Suburb

South Morang

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	35 Grattan St SOUTH MORANG 3752	\$742,000	04/08/2025
2	14 Luther Way MERNDA 3754	\$748,000	12/07/2025
3	1 Starling St SOUTH MORANG 3752	\$745,000	28/06/2025

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 six months.~~

This Statement of Information was prepared on:

08/10/2025 20:15



 4  2  2

Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median House Price
Year ending September 2025: \$808,000

Comparable Properties



35 Grattan St SOUTH MORANG 3752 (REI)

Agent Comments

 3  2  2

Price: \$742,000
Method: Private Sale
Date: 04/08/2025
Property Type: House
Land Size: 312 sqm approx



14 Luther Way MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$748,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 430 sqm approx



1 Starling St SOUTH MORANG 3752 (REI/VG)

Agent Comments

 3  2  2

Price: \$745,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 561 sqm approx

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