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<br>Including suburb and postcode | 100 CAMEO CRESCENT 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 | $555,000 | & | $585,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $561,500 | Property type | Unit | Suburb | South Morang |
| Period-from | 01 Jul 2025 | to | 30 Jun 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 |
|---|---|---|
| 33 ANCHORAGE DRIVE SOUTH MORANG VIC 3752 | $557,000 | 02-Jun-25 |
| 51 ANCHORAGE DRIVE SOUTH MORANG VIC 3752 | $570,000 | 21-May-25 |
| 2/40 GORGE ROAD SOUTH MORANG VIC 3752 | $586,000 | 20-Jul-26 |

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: 22 July 2026

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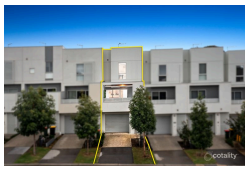

**33 ANCHORAGE DRIVE SOUTH MORANG VIC 3752**

3 2 1

Sold Price **$557,000** Sold Date **02-Jun-25**

Distance **0.09km**



**51 ANCHORAGE DRIVE SOUTH MORANG VIC 3752**

3 2 2

Sold Price **$570,000** Sold Date **21-May-25**

Distance **0.05km**



**2/40 GORGE ROAD SOUTH MORANG VIC 3752**

2 2 -

Sold Price RS **$586,000** Sold Date **20-Jul-26**

Distance **1.21km**

**RS** = Recent sale **UN** = Undisclosed Sale

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