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 | 26 Panton Gap Drive, South Morang Vic 3752 |

## Indicative selling price

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

Single price $720,000

## Median sale price

Median price $867,000 Property Type House Suburb South Morang

Period - From 01/01/2026 to 31/03/2026 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 | 7 Uccello Way MERNDA 3754 | $720,000 | 21/03/2026 |
| 2 | 10 Dove Tce SOUTH MORANG 3752 | $722,000 | 20/12/2025 |
| 3 | 11 Westhorpe Cr MERNDA 3754 | $730,000 | 16/05/2026 |

**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: 19/05/2026 10:24

# 26 Panton Gap Drive, South Morang Vic 3752

JellisCraig

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3 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$720,000
**Median House Price**
March quarter 2026: $867,000

## Comparable Properties



**7 Uccello Way MERNDA 3754 (REI/VG)**

3 2 1

**Price:** $720,000
**Method:** Auction Sale
**Date:** 21/03/2026
**Property Type:** House (Res)
**Land Size:** 312 sqm approx

Agent Comments



**10 Dove Tce SOUTH MORANG 3752 (REI/VG)**

3 2 2

**Price:** $722,000
**Method:** Auction Sale
**Date:** 20/12/2025
**Property Type:** House (Res)
**Land Size:** 445 sqm approx

Agent Comments



**11 Westhorpe Cr MERNDA 3754 (REI)**

3 2 2

**Price:** $730,000
**Method:** Auction Sale
**Date:** 16/05/2026
**Property Type:** House

Agent Comments



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