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	123 The Great Eastern Way, South Morang VIC 3752

Indicative selling price

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

Single price $800,000

Median sale price

Median price $815,000 Property Type House Suburb South Morang

Period - From 13/01/2026 to 12/07/2026 Source price_finder

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
26 Kumara Circuit South Morang VIC	$804,000	14/03/2026
6 Kumara Circuit South Morang VIC	$790,000	27/06/2026
4 Dolphin Drive South Morang VIC	$781,050	06/03/2026

This Statement of Information was prepared on: 13/07/2026