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	6/69 REID STREET 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	$440,000	&	$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,000	Property type	Other	Suburb	South Morang
Period-from	01 Sep 2025	to	31 Aug 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
7/841 PLENTY ROAD SOUTH MORANG VIC 3752	$491,000	15-Jun-26
5/877 PLENTY ROAD SOUTH MORANG VIC 3752	$390,000	26-May-26
36/877 PLENTY ROAD SOUTH MORANG VIC 3752	$375,000	10-Jun-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: 29 September 2026

Harcourts Rata & Co.

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7/841 PLENTY ROAD SOUTH MORANG VIC 3752

2 1 1

Sold Price **$491,000** Sold Date **15-Jun-26**

Distance **0.32km**



5/877 PLENTY ROAD SOUTH MORANG VIC 3752

2 1 -

Sold Price **$390,000** Sold Date **26-May-26**

Distance **0.63km**



36/877 PLENTY ROAD SOUTH MORANG VIC 3752

2 1 1

Sold Price **$375,000** Sold Date **10-Jun-26**

Distance **0.63km**

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

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