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	10 BELLOWS 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	$795,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$768,500	Property type	House	Suburb	South Morang
Period-from	01 Aug 2024	to	31 Jul 2025	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
3 LANGLEY PLACE SOUTH MORANG VIC 3752	$860,000	16-Jul-25
4 KINGFISHER PLACE SOUTH MORANG VIC 3752	$837,000	03-May-25
18 COLERIDGE WAY SOUTH MORANG VIC 3752	$841,500	14-Jun-25

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.~~

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3 LANGLEY PLACE SOUTH MORANG VIC 3752

4 2 1

Sold Price RS $860,000 Sold Date 16-Jul-25

Distance 1.42km



4 KINGFISHER PLACE SOUTH MORANG VIC 3752

4 2 2

Sold Price $837,000 Sold Date 03-May-25

Distance 1.68km



18 COLERIDGE WAY SOUTH MORANG VIC 3752

4 2 2

Sold Price RS $841,500 Sold Date 14-Jun-25

Distance 1.51km

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

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