# Statement of Information

# Singleresidentialproperty located in the Melbourne metropolitan area

Section47AFoftheEstateAgents Act 1980

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 139 HAWKSTOWE PARADE SOUTH MORANG VIC 3752 |

## Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $950,000 | & | $1,045,000 |

## Median sale price

(*Deletehouseorunit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $785,000 | 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 arethe threepropertiessoldwithintwokilometresof theproperty 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.

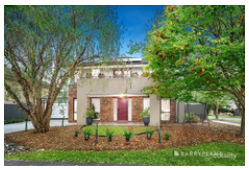
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 30 HAWKSTOWE PARADE SOUTH MORANG VIC 3752 | $1,015,000 | 28-May-25 |
| 45 PANTON GAP DRIVE SOUTH MORANG VIC 3752 | $1,042,000 | 24-May-25 |
| 7 GLEDSWOOD AVENUE SOUTH MORANG VIC 3752 | $1,000,000 | 26-Mar-25 |

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.~~

This Statement of Information was prepared on: 20 August 2025

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30 HAWKSTOWE PARADE SOUTH MORANG VIC 3752

4 2 2

Sold Price $1,015,000 Sold Date 28-May-25

Distance 0.59km



45 PANTON GAP DRIVE SOUTH MORANG VIC 3752

4 2 2

Sold Price $1,042,000 Sold Date 24-May-25

Distance 0.79km



7 GLEDSWOOD AVENUE SOUTH MORANG VIC 3752

4 2 2

Sold Price $1,000,000 Sold Date 26-Mar-25

Distance 0.45km

RS= Recent sale UN= Undisclosed Sale

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