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 | 30 KUMARA CIRCUIT 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 | $759,500 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $797,500 | Property type | House | Suburb | South Morang |
| Period-from | 01 Nov 2024 | to | 31 Oct 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 |
|---|---|---|
| 1 BRINSLEY PLACE SOUTH MORANG VIC 3752 | $800,000 | 06-Oct-25 |
| 22 GOSHAWK PARADE SOUTH MORANG VIC 3752 | $786,000 | 18-Oct-25 |
| 112 DARIUS TERRACE SOUTH MORANG VIC 3752 | $780,000 | 23-Sep-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: 08 November 2025

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**1 BRINSLEY PLACE SOUTH MORANG VIC 3752**

3 2 2

Sold Price RS $800,000 Sold Date 06-Oct-25

Distance 0.59km



**22 GOSHAWK PARADE SOUTH MORANG VIC 3752**

3 2 2

Sold Price RS $786,000 Sold Date 18-Oct-25

Distance 0.51km



**112 DARIUS TERRACE SOUTH MORANG VIC 3752**

3 2 2

Sold Price $780,000 Sold Date 23-Sep-25

Distance 0.94km

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

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