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	13 Cockatoo Close, South Morang VIC 3752

Indicative selling price

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

Single price	$599,950

Median sale price

Median price	$548,000	Property Type	Unit	Suburb	South Morang
Period - From	11/08/2025	to	10/02/2026	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
4/22 Old Plenty Road South Morang VIC	$608,500	30/08/2025
2/10 Kelvin Grove South Morang VIC	$615,000	17/08/2025
6/5 Cobb Street South Morang VIC	$608,000	05/01/2026

This Statement of Information was prepared on: 12/02/2026