## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

7 GRATTAN Street, South Morang Vic 3752

#### Indicative selling price

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

Range between \$680,000	&	\$740,000
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#### Median sale price

Median price	\$808,000	Pro	perty Type	House		Suburb	South Morang
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

# 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 agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	35 Grattan St SOUTH MORANG 3752	\$742,000	04/08/2025
2	14 Luther Way MERNDA 3754	\$748,000	12/07/2025
3	1 Starling St SOUTH MORANG 3752	\$745,000	28/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/10/2025 20:15







Property Type: House Land Size: 400 sqm approx

Agent Comments

**Indicative Selling Price** \$680.000 - \$740.000 **Median House Price** 

Year ending September 2025: \$808,000

# Comparable Properties



35 Grattan St SOUTH MORANG 3752 (REI)

Agent Comments

Price: \$742,000 Method: Private Sale Date: 04/08/2025 Property Type: House

Land Size: 312 sqm approx

14 Luther Way MERNDA 3754 (REI/VG)





Agent Comments



Price: \$748.000 Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res) Land Size: 430 sqm approx

1 Starling St SOUTH MORANG 3752 (REI/VG)



Price: \$745,000 Method: Auction Sale

Date: 28/06/2025 Property Type: House (Res) Land Size: 561 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008





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