

# 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

7 GRATTAN Street, South Morang Vic 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&

\$740,000

### Median sale price

Median price \$808,000

Property 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	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 comparable properties 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



4 2 2

**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**

3 2 2

**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**

4 2 2

**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)**

**Agent Comments**

3 2 2

**Price:** \$745,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** House (Res)  
**Land Size:** 561 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**