

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

6 LEWINS RAIL AVENUE 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

or range
between

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$829,000

Property type

House

Suburb

South Morang

Period-from

01 Aug 2025

to

31 Jul 2026

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

45 MCARTHURS ROAD SOUTH MORANG VIC 3752	\$1,150,000	05-Jun-26
4 BUGLE CLOSE SOUTH MORANG VIC 3752	\$1,080,000	30-Apr-26

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.

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**45 MCARTHURS ROAD SOUTH
MORANG VIC 3752**

5 4 2

Sold Price ^{RS} **\$1,150,000** Sold Date **05-Jun-26**

Distance **0.72km**



**4 BUGLE CLOSE SOUTH MORANG
VIC 3752**

4 2 2

Sold Price **\$1,080,000** Sold Date **30-Apr-26**

Distance **0.52km**

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

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