

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 9 Midnight Circuit, 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)

Price Range

\$595,000

&

\$630,000

### Median sale price

Median price

\$572,500

Property Type

Townhouse

Suburb

South Morang (3752)

Period - From

01/08/2025

to

31/07/2026

Source

REA

### Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---------------------------------------------|-----------|--------------|
| 17/3 OLD PLENTY ROAD, SOUTH MORANG VIC 3752 | \$620,000 | 04/04/2026   |
| 2/31 OLD PLENTY ROAD, SOUTH MORANG VIC 3752 | \$615,000 | 18/05/2026   |
| 4/3 FURCI COURT, SOUTH MORANG VIC 3752      | \$615,000 | 21/03/2026   |

This Statement of Information was prepared on: 13/08/2026