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	8 GRADDAKA TERRACE 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	$599,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Land	Suburb	South Morang
Period-from	01 Jul 2025	to	30 Jun 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.~~

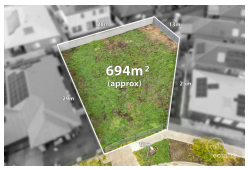
Address of comparable property	Price	Date of sale
9 JOYBELLE WAY SOUTH MORANG VIC 3752	$650,000	07-Jul-26
4 DAMON CLOSE SOUTH MORANG VIC 3752	$555,000	05-Apr-25

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.

This Statement of Information was prepared on: 31 July 2026

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9 JOYBELLE WAY SOUTH MORANG VIC 3752

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Sold Price RS **$650,000** Sold Date **07-Jul-26**

Distance **0.12km**



4 DAMON CLOSE SOUTH MORANG VIC 3752

- - -

Sold Price **$555,000** Sold Date **05-Apr-25**

Distance **1.03km**

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

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