

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

10 MANOR RISE MORWELL VIC 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,000

Property type

House

Suburb

Morwell

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* 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

14 MANOR RISE MORWELL VIC 3840	\$738,500	14-Oct-25
26 SKELDALE WYND MORWELL VIC 3840	\$701,500	04-Jul-25
34-36 CHESTNUT AVENUE MORWELL VIC 3840	\$700,000	03-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 May 2026



14 MANOR RISE MORWELL VIC 3840

4 2 2

Sold Price

\$738,500

Sold Date

14-Oct-25

Distance

0.09km



26 SKELDALE WYND MORWELL VIC 3840

3 2 5

Sold Price

\$701,500

Sold Date

04-Jul-25

Distance

0.13km



34-36 CHESTNUT AVENUE MORWELL VIC 3840

3 2 4

Sold Price

^{RS} **\$700,000**

Sold Date

03-Apr-26

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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