

## 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 ALLAN AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

South Morang

Period-from

01 Apr 2025

to

31 Mar 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

1 JACKSON STREET SOUTH MORANG VIC 3752	\$720,000	14-Mar-26
6 SERENITY WAY SOUTH MORANG VIC 3752	\$710,000	09-Apr-26
6 JACKSON STREET SOUTH MORANG VIC 3752	\$765,000	21-Mar-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.~~

This Statement of Information was prepared on: 28 April 2026



**1 JACKSON STREET SOUTH  
MORANG VIC 3752**

3 1 1

Sold Price

<sup>RS</sup>

**\$720,000**

Sold Date

**14-Mar-26**

Distance

**0.02km**



**6 SERENITY WAY SOUTH MORANG  
VIC 3752**

3 2 2

Sold Price

<sup>RS</sup>

**\$710,000**

Sold Date

**09-Apr-26**

Distance

**0.98km**



**6 JACKSON STREET SOUTH  
MORANG VIC 3752**

3 2 1

Sold Price

**\$765,000**

Sold Date

**21-Mar-26**

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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