

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

41 PALISADES BOULEVARD 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

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$768,500

Property type

House

Suburb

South Morang

Period-from

01 Jul 2024

to

30 Jun 2025

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

31 PALISADES BOULEVARD SOUTH MORANG VIC 3752	\$671,000	15-Mar-25
34 PALISADES BOULEVARD SOUTH MORANG VIC 3752	\$720,000	10-Jun-25
15 CAVENDER STREET MERNDA VIC 3754	\$648,000	12-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: 30 July 2025

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31 PALISADES BOULEVARD SOUTH Sold Price

\$671,000

Sold Date

15-Mar-25

 3  2  2

Distance

0.09km



34 PALISADES BOULEVARD Sold Price

^{RS}

\$720,000

Sold Date

10-Jun-25

 3  2  2

Distance

0.06km



15 CAVENDER STREET MERNDA Sold Price

\$648,000

Sold Date

12-Apr-25

 3  2  2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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